



REPORT FOR ACTION

Growing Up: Planning for Children in New Vertical Communities - Draft Guidelines

Date: May 11, 2017

To: Planning and Growth Management Committee

From: Chief Planner and Executive Director, City Planning Division

Wards: All

SUMMARY

In 2015, the City Planning Division initiated a study entitled, Growing Up: Planning for Children in New Vertical Communities (the Study). The Study explored how new multi-unit residential buildings/vertical neighbourhoods can better accommodate the needs of households with children.

The objectives of the study are rooted in the Official Plan vision to create an attractive, safe and healthy city where children are valued and residents have access to housing, support services and recreational activities. The study outcome has resulted in draft guidelines to implement Official Plan policies that highlight the importance of integrated community facilities and amenities, the need for a comfortable and safe public realm and the creation of a range of housing options in communities.

The draft Growing Up guidelines were developed through a consultation strategy that sought to understand the specific needs of families living in vertical communities as well as the challenges and opportunities faced by architects, landscape architects and developers of mid and high rise buildings. The draft Guidelines have been informed by other City Divisions, School Boards and the Toronto Public Library all of whom provide services and facilities to households with children and youth. Structured into the Study's three scales - the neighbourhood, the building and the unit - the Growing Up guidelines take a comprehensive approach to building a child-friendly city.

Housing affordability is an important component of the Official Plan objective to provide a full range of housing. The draft Growing Up Guidelines encourage the development of long-term supply and availability of housing suitable for larger households. Tools for further addressing the need for affordable housing will require additional policy measures in addition to investment from all orders of government. The draft Guidelines will help to inform a number of upcoming housing policy initiatives, including inclusionary zoning policies, the Official Plan Review of the Large Sites policy and the use of Section 37 for new affordable housing.

The Guidelines are structured at three scales: neighbourhood, building and unit. The objective is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at each scale. At the neighbourhood scale, the guidelines focus on children's experience in the city, promoting independent mobility, access to parks, schools and community infrastructure. The guidelines emphasize the benefits of co-location of community facilities in new developments. In particular new child care facilities, which the City has proven success in securing, and which aligns with the growth strategy for the City of Toronto's licensed child care system. At the building scale, the guidelines seek to improve community within new developments by increasing the number of larger units, encouraging the design of functional and flexible amenity space and common space that supports resident interaction and lingering. For example recommending that developments provide a critical mass of larger units located in lower portions of the building to create a sense of community for families with children and direct access to outdoor child-friendly amenity. At the unit scale, the guidelines focus on size and functionality, recommending minimum areas for each element to ensure that a unit provides the space for the social functions of family life.

This report recommends that staff use the draft Growing Up guidelines as appropriate in the review of development applications for a two year period. During this period, staff will monitor the number of larger "family friendly" two and three bedrooms secured through the development approvals process as well as public realm and community improvements that are made to create more child friendly environments in our growing vertical communities. Where appropriate the guidelines will be applied on individual development applications, and to inform updated or new Secondary Plans, Area Studies and Site and Area Specific Policies.

Further consultation with the development community will be undertaken. Feedback from the industry will be used to inform any refinements to the guidelines that may need to be made by the end of Q1 2018.

Following the end of the two year period staff will report back to the Planning and Growth Management Committee on the effectiveness of the draft guidelines, potential modifications and implementation measures.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council direct the City Planning Division to apply the draft "Growing Up Guidelines" appended as Attachment 4 in the evaluation of new and under review multi-unit residential development proposals.
2. City Council direct the City Planning Division to consult with the design and development communities on the draft "Growing Up Guidelines" appended as Attachment 4 through the development approvals process and report back on proposed modifications if required by the end of Q1 2018.

3. City Council direct the City Planning Division to use the draft "Growing Up Guidelines" and findings from the Growing Up: Planning for Children in New Vertical Communities study to inform future Official Plan policies updated or new Secondary Plans and Site and Area Specific Policies; Area Studies and Urban Design Guidelines.
4. City Council request the City Planning Division to monitor the Growing Up guidelines and report back on the implementation results in 2019.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations of this report.

Equity Impact Statement

This report includes recommendations that address the needs of larger households in Toronto's vertical neighbourhoods. The Growing Up: Planning for Children in New Vertical Communities Study, specifically explored the needs of households with children who are often underrepresented in the planning and design of new condominium and rental apartments. The report includes a set of guidelines that considers the needs of children and youth in the design and planning of vertical neighbourhoods which in turn, will enhance the range and provision of housing for all families across the city.

DECISION HISTORY

The Toronto Children's Charter

In 1999, Toronto City Council adopted the Toronto Children's Charter and the City's Strategy for Children (City of Toronto, 1999). The Charter places the United Nation Convention on the Rights of the Child (1991) in a local context and consists of a list of provisions drawn from the Convention. Toronto's Strategy for Children includes a vision for children that "regardless of the socio-economic status of his/her family and community, every child has the right to childhood experiences which promote the chances of developing into a healthy, well-adjusted and productive adult". The Strategy embodies the Convention's principles of non-discrimination and right to survival and optimal development and have been the foundation of various City policies, programs and strategies that impact children.

Condominium Consultation

Building on the results of the 2012 Living in the Downtown Survey, City Planning undertook a Condo Consultation Study that included; consultation with condo residents, condo boards, businesses located in condo buildings, and property managers to identify possible changes to City policies as they relate to condo living in Toronto. The consultations identified a number of issues related to raising children in condo buildings including the need for larger affordable units, the lack of child specific amenities and the

need for additional storage space for larger seasonal items as well as everyday items such as strollers.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.19>

Chief Planner's Roundtable on Planning Cities for Families

In 2014, following the Condominium Consultations, City Planning held a Chief Planner's Roundtable on the topic of Planning for Families. The panelists included planners, architects, developers and professionals involved in delivering services to children and families. The discussion focused on the availability of community services and facilities to support children, affordable family housing and access to child care.

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Chief%20Planner%20Roundtable/RoundtableVol3-WEB.pdf>

Regulations, Policies and Guidelines Respecting Interior Bedrooms

On October 5, 6 and 7, 2016, City Council adopted item PG 14.3 which directed City Planning and Toronto Building to work with the Province of Ontario and other appropriate bodies to obtain greater authority over the specifications of interior design and layout of buildings including individual unit layouts to ensure in quantitative terms, a view to the outside, from all bedrooms as the required outcome.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG14.3>

November 2016 Study Update

On November 16, 2016 Planning and Growth Management Committee considered and adopted without amendment item PG 16.5 "Growing Up: Planning for Children in New Vertical Communities - Study Update". The staff report provided an overview of work undertaken in Phase 1 including consultations with stakeholders, analysis of the demographic characteristics of households with children, a review of the existing and proposed housing stock the Study's seven focus areas and a review of best practices from Toronto and abroad.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG16.5>

COMMENTS

The Growing Up Study addresses vertical growth in the City. The Growth Plan, as amended in 2013, forecasts 3.40 million people and 1.72 million jobs in the City of Toronto by 2041. Toronto's additional population will be housed in primarily vertical communities. Today, over 95% of new housing is in multi-unit residential buildings greater than 5 storeys. According to CMHC's Housing Market Tables, 83% of the 84,343 units completed between 2012 and 2016 were condominium apartment units.

This trend towards high-rise accommodation of housing needs will continue. Given that 39% of households in the City of Toronto include 3 or more people, it is important to ensure our future housing stock accommodates a variety of household types at different life stages. The Growing Up Study directs the planning and design of Toronto's new vertical communities so that they can better support larger households including those

with children. The Study recognizes that children, regardless of age, are valuable contributors to the urban environment and their presence is an indicator of a healthy city.

The Study implements many provincial and municipal planning policies that provide direction on creating complete communities. Similar to the objectives of the Study, these broad policies consider the needs of Toronto's diverse population and offer people of all ages and abilities the opportunity to thrive.

Policy Background

The Planning Act

The Planning Act provides the underlying foundation for municipal planning policies. It requires municipalities to have regard to matters of provincial interest, such as the orderly development of safe and healthy communities and the adequate provision of a full range of housing. The Act requires municipalities to include in their Official Plans goals, objectives and policies to manage and direct physical change and the effects on the social, economic, built and natural environment. Recognizing the need for municipalities to plan for and regulate various matters relating to housing type and character, the Act enables municipalities to pass zoning by-laws to regulate the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures.

Provincial Policy Statement (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The policies of the PPS seek to promote strong, liveable, healthy and resilient communities. The housing policies of the PPS (state that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents. These guidelines seek to articulate and guide development by providing for an appropriate range and mix of housing types within vertical communities by recommending a percentage of unit types and sizes to meet long-term projected housing need.

Policy 1.5.1 of the PPS requires that municipalities promote healthy, active communities through planning public streets, spaces and facilities that are safe and meet the needs of pedestrians, foster social interaction and facilitate active transportation. The neighbourhood guidelines advocate for a public realm that is safe, encourages active transportation and supports community services and facilities such as schools, child care centres and parks. City Council's planning decisions are required to be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2006) provides a framework for managing growth in the Greater Golden Horseshoe including creating complete communities that offer options for living, working, learning, shopping and playing and providing housing options to meet the needs of people at all stages of life. The Growth Plan states that urban centres will be characterized by vibrant and more compact

Growing Up: Planning for Children in New Vertical Communities - Draft Guidelines

settlement and development patterns and provide a diversity of opportunities for living, working and enjoying culture. Section 2.2.2 of the Growth Plan demands that growth is managed by encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Growth in Toronto will be achieved through intensification. The draft guidelines have been developed to promote vibrancy in residential and mixed-use vertical communities. The unit and building guidelines seek to achieve a range of unit types as required by the Growth Plan. At the neighbourhood scale, the guidelines direct new buildings to contribute to complete communities through integrated community facilities. More broadly, mid-rise and tall buildings must connect and contribute to the public realm and be designed to support the safety and comfort of children in the city.

In April 2017, the Ministry of Finance issued Ontario's Fair Housing Plan. The Plan outlines a package of measures to help more people find affordable homes, increase supply, protect buyers and renters and bring stability to the housing market. The Growing Up Study addresses Action 16 which speaks to the inclusion of new provisions in the Growth Plan that will require municipalities to consider an "appropriate range of unit sizes in high density residential buildings to accommodate a diverse range of household sizes and incomes".

Implementing the Official Plan

The Official Plan vision for Toronto's future focuses on creating an attractive and safe city that evokes pride, passion and a sense of belonging - a city where people of all ages and abilities can enjoy a good quality of life. The Plan recognizes that a successful City offers housing choices for all people in their communities, at all stages of their lives.

The Plan outlines Principles for a Successful Toronto. These principles promote 'A City of Diversity and Opportunity'. Among other objectives, these principles states that Torontonians should have access to housing choices for all people in their communities at all stages of their lives.

The Plan provides the growth management strategy for Toronto. Policies direct a vibrant mix of residential and employment growth to the Downtown, the Centres and the Avenues. Policies for each area direct growth that includes a full range of housing opportunities and improves the quality of the community through investment in infrastructure, public facilities, parks and open spaces.

Policies related to the built environment identify how new developments should work together and contribute to a beautiful, comfortable and safe environment for all Torontonians. The Official Plan provides the policy direction that developments 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.

The OP policies seek to build communities where residents have equitable access to housing, support services and recreational opportunities. Specifically, the unit and building guidelines strive to implement Housing policies which aim to provide and maintain "A full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods" that will meet the current and future needs of residents. The neighbourhood guidelines address Community Services and Facilities policies which recognize that the provision of community services and facilities in areas experiencing major or incremental growth is a responsibility to be shared by the City, public agencies and the development community.

Furthermore, the Plan's rental housing protection policies in conjunction with the City's Rental Housing Demolition and Conversion Control By-law provides tools to ensure that as development of rental housing occurs, rental replacement housing of the same number, size and type are included in the new development. The Official Plan policies helps to ensure that larger rental units which are more affordable and appropriate for households with children are replaced and maintained in the market.

Study Overview

The Study expands on previous City Planning work that considered policy requirements for the number three bedroom units within buildings. Recognizing that requiring a percentage of 3 bedroom units in new development did not comprehensively address creating complete child-friendly communities, the Study's scope expanded to include three scales of inquiry. In particular, the Study addresses what can be improved in the neighbourhood, in the building and within the unit to make vertical communities more child-friendly.

City Planning retained a consultant team with expertise in planning, architecture, landscape architecture, marketing, market analysis and engagement to assist with the study, development of the handbook, public and stakeholder consultation activities.

Work undertaken for the Study was divided into two phases. Phase 1 focused on background research including a series of local and international case studies, population and market analysis, which is available on the Study website: www.toronto.ca/growingupTO. Phase 2 work involved drafting and testing of the draft guidelines. Development of the guidelines followed an iterative process, incorporating feedback from staff, the public and stakeholders. Both phases of the Study included a diverse range of consultation activities described below.

Study Areas

Research and consultation undertaken in Phases 1 and 2 concentrated on the areas of the City identified for residential and employment growth in the Official Plan including the Downtown and the four Centres: Etobicoke, North York, Yonge Eglinton and Scarborough. As the majority of the new residential growth in these areas has been in the form of tall buildings, they, along with Humber Bay Shores and the Sheppard East Corridor Secondary Plan Area were identified as the seven Study areas. A map outlining the Study Area boundaries is illustrated in Attachment 1.

Public and Stakeholder Consultation

Phase 1 consultation activities were designed to uncover the challenges and opportunities faced by both the users (families) and producers (architects and developers) of new multi-unit residential buildings. Activities included an online survey, nine visits to families currently living in high rise buildings, workshops with the kindergarten charrette, a walkshop with high school students, interviews with eight developers, roundtables with the design community and a presentation to the City's Design Review Panel.

Phase 2 consultation activities sought to help refine and test the draft guidelines. Activities included an online survey, Planners in Public Spaces (PiPs) events, discussions with individual developers and members of the Building Industry and Land Development (BILD) association, presentations to the City's and Waterfront Design Review Panel, participation in a youth conference and the making of a youth documentary.

Input received was incorporated into the draft guidelines and resulted in tangible modifications such as a range of unit sizes instead of a single number. Staff will continue to pursue partnerships with the development community. A detailed summary of consultation activities and outcomes undertaken in both phases are detailed in Appendix 2.

Growing Up Advisory Group and Aligned Initiatives

A city and agency Advisory Group was formed in 2016 to capture insights of staff directly involved in the review of applications for vertical communities as well as those involved in the planning and design of community infrastructure such as parks and child care. The Advisory Group included staff from: Parks, Forestry and Recreation, Children's Services, Toronto Public Health, Toronto Public Library Board and the Toronto District School Board. A detailed summary of the aligned initiatives that support and inform the work of this Study, such as Children's Services' Raising the Village and Child Care Growth Strategy as well as Public Health's Child Friendly Policy Framework are described in Appendix 3.

Meetings with Toronto Buildings and Toronto Community Housing also provided valuable input into the development of the draft guidelines. Discussion with staff from other municipalities, including Mississauga, Vancouver and Montreal facilitated a greater understanding of the policy and design approaches used to secure family-friendly housing in those municipalities.

Draft Growing Up Guidelines

Work undertaken during Phases 1 and 2 of the Study informed the draft Growing Up guidelines. The draft guidelines are structured to address the Study's three scales, recognizing that each scale is complementary to one another. At the neighbourhood scale the Study explores the needs of children in the public realm in addition to the facilities and services that families rely on. At the building scale, the Study addresses the need for an increase in the diversity of unit types within a building, the location and

function of indoor and outdoor amenities, the social life of common spaces such as the lobby and the function of privately owned public space. At the unit scale the Study addresses the functionality, flexibility and size necessary to provide quality living spaces. The draft guidelines speak to multiple audiences and suggest how we can collectively plan and design the city through a child-friendly lens. Together, the guidelines offer an opportunity to future proof Toronto's housing stock and underscore the importance of designing for the end user.

The comprehensive nature of the guidelines requires a collective responsibility in their implementation by developers, agencies and the City. At the neighbourhood scale they speak to agencies, boards and divisions responsible for the review of development applications and for the planning and design of new capital projects including work in the public realm, complete streets, parks and community facilities. At the unit and building scales, they are intended to provide direction to the development industry about design decisions that have the greatest impact on creating family-friendly vertical communities. They also speak to developers who are responsible for integrating community services at the base of their buildings and for delivering new neighbourhood parks through on-site dedication.

The neighbourhood guidelines focus attention on how children experience the City. Many of the guidelines promote children's independent mobility and highlight the importance of play to physical and emotional well-being. The guidelines reflect what we heard during the consultation process and recognize that in many cases families living in vertical communities rely on the city's parks and open space system as their outdoor living room. They also provide consideration for integrating community services and facilities such as child care and schools into developments. Lastly the guidelines emphasize the potential opportunities that exist when we engage children in the city building process.

The neighbourhood guidelines provide direction on the following elements:

- Design of the public realm (streets and networks) that are safe and encourage children's independent and active transportation;
- The need for a variety of types of parks and open spaces that are easily accessible and meet a family's daily, weekly and seasonal needs;
- Planning and design and requirements when locating new child care facilities and schools in mixed use buildings;
- Co-location of community services and facilities with new development to promote shared use as well as efficient, inclusive and dynamic program delivery;
- opportunities to animate the ground floor of new buildings including the provision of flexible and diverse retail that allows families to meet their daily needs on foot;
- Whimsical design of the public realm that embraces the four seasons for year round enjoyment and activity;

- The importance of promoting children's ecological literacy (teaching of environmental values) to create future environmental stewards and help a resilient city; and
- Encouraging the engagement of children in the planning and design process to capitalize on their unique perspectives and foster long-term active citizenship

The building guidelines address how new multi-unit residential development can better address diverse households at various life stages. Individual guidelines seek to provide housing within individual buildings to support larger households. For example, guideline 2.1 recommends that new buildings should provide a minimum of 25% large units. Creating a critical number of larger units helps to appeal to more diverse household types. The remaining building guidelines encourage the design of functional and flexible amenity space, support socializing and lingering in common spaces and advocate flexible building design to allow for changing unit layouts over time.

The building guidelines provide direction on the following elements:

- A minimum of 25% larger units in buildings that contain 20 units or more (15% two bedrooms and 10% three bedrooms) primarily located in the lower portions of the building;
- The design and construction of buildings to allow for future flexibility;
- The provision of indoor and outdoor amenity spaces that are flexible and supports a variety of activities and age groups;
- How the building lobby and social circulation spaces can be designed to support social interaction between residents;
- Massing of buildings that easily allow a diversity of unit types;
- Opportunities for privately owned publicly accessible spaces (POPS) to incorporate child friendly design elements; and
- The need for additional storage and features such as stroller/bike wash up stations to increase the livability of buildings.

The unit guidelines provide direction on how layouts can thoughtfully address the daily needs of larger households. The guidelines suggest an ideal two and three bedroom unit size to create functional spaces that provide sufficient room for families to gather and share meals, bedrooms that are comfortable for more than one child and flexibility to allow aging-in-place. The intent is that a portion of two and three bedroom units should be design for the end user including households with children. Larger units may also address the needs of other household compositions such as multi-generational families and seniors with home care. Reflecting feedback received during the consultation, a range of sizes for both two and three bedroom units that consider a diversity of bedroom sizes are also addressed.

The unit guidelines address the following:

- Ideal unit size of 90 m² for two bedrooms and 106 m² for three bedrooms;
- A range of unit sizes (87 to 80 m² for two bedrooms and 100 to 106 m² for three bedrooms) that represent a diversity of bedroom sizes while maintaining the integrity of the common spaces. The range of sizes can successfully accommodate the following:
 - Generous space to comfortably enter and exit the unit, as well as additional storage for larger items;
 - Functional laundry rooms that provide additional storage for items such as ironing boards and cleaning supplies;
 - Kitchen and dining areas that allow families to cook, socialize and eat together
 - Living rooms that accommodate the social needs of a family including space to relax, study, play and connect;
 - Bedrooms with operable windows, space for homework, well designed storage and space for two single or bunk beds;
 - Usable balconies and terraces that extend the living space and provide access to the outdoors; and
 - Unit designs that are adaptable to household needs and allow for layout change.

The draft Growing Up guidelines reflect the lessons and insights learned from the various research and consultation components of the Study. They take into account the broader requirements of families in their neighbourhoods, how needs traditionally met in low rise housing could be translated into vertical living and the importance of providing functional units that are designed for the end user. Together, the guidelines ensure larger household needs are addressed in the new housing stock.

While providing larger 2-bedroom and 3-bedroom units will result in higher prices for those unit types, the guidelines are intended to assist in providing more stock and improving livability for larger households. By encouraging livable units, larger households are provided access to housing opportunities and choices in the new housing stock which are relatively limited in the current market. The challenge of providing affordable housing is being addressed through numerous other initiatives being led by the city, which are described below.

Given the infill, high-density nature of Toronto and the region's growth, these guidelines are a first step in building additional long-term housing stock for larger households in the city.

Meeting Household Needs

Over 80% of new dwelling units developed in Toronto between 2006-2015 were in buildings greater than 5 storeys. While more households are opting to raise families in vertical communities, the 2017 Living in the City Survey indicates that the current stock of condominium housing is not meeting households' long-term needs. The Survey results indicate that between 2006-2016, the top five reasons for households to move within the next five years were related to finding a larger home or starting a family.

Analysis undertaken in Phase 1 examined the supply of units in each Study area using City Planning data from the time the planning application was submitted. In most areas, the number of three bedrooms is negligible with the exception of Downtown and the Sheppard Corridor where approximately 8% of the total units proposed are three bedroom units. Since 2010, securing family appropriate housing in new developments through rezonings has been a priority for the city.

While two and three bedroom units are generally considered larger units that could accommodate households with children, a closer look at the unit size revealed significant variation in the size of two and three units available in the marketplace. For example, two bedroom units available in the market between January 1st, 2010 and December 31st, 2015 ranged from 49 to 196 square metres and three bedrooms from 69 to 324 square meters. Furthermore, bachelors and one bedrooms represent between 50 to 70% of the units built between 2011 and 2015 in the Study areas.

A summary of development activity along with key family household characteristics by Study area is available on the Growing Up website:

www.toronto.ca/growingupto/studyarea

Given that the predominant form of new housing is in multi-unit buildings, and the overall number of households with children is outpacing the access to and supply of larger ground-related housing, the Guidelines recommend that "a building should provide a minimum of 25% large units of which 10% are three bedroom units and 15% are two bedrooms units" (Guideline 2.1). This guideline is consistent with Official Plan Policy 3.2.1.1 which states that, "A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents."

Unit Mix

During Phase 2, City Planning engaged economic market analysis consultants to provide an assessment of larger multi-bedroom units across the City. Of the development projects launched in 2016, the market is currently producing in excess of 27% two bedrooms on average per development; however, meeting the intent of the guideline will require that a minimum of the 15% two-bedroom units within a building achieve the design objectives as set out in the draft Growing Up guidelines. By contrast, the provision for 10% three-bedroom units within a development is not often met, although there are areas of the city where new planning frameworks and development approvals such as Mimico-by-the-Lake Secondary Plan and the Dupont Street Regeneration Study have required 10% or more provision.

In 2011, 39% of households contained 3 or more people and 23% of households contained 4 or more people. With less than 10% of new condominium units launched in the last six years having three or more bedrooms, the unit mix of new developments does not reflect the proportion of larger households in the city.

Adequate housing for larger households requires, at a minimum, that the proportion of new units reflects the composition of households in Toronto. The intent of the guidelines is to recommend that 25% of units are designed with the size and functionality to meet a family's daily needs. If the new stock is not providing viable housing options for these households, development may not meet the City's Official Plan vision by either providing or maintaining a diversity of housing.

Resale of Condominium Units

The resale condo market provides greater insights into the choices made by end user purchasers (it can be argued that the new condominium market is investor oriented). Existing or resale units offer a clearer image of living conditions and a clear move-in date and thus offer a clearer picture of demand, preferences for unit type and pricing. Based on Sales to Listing ratio (SLR) units generally spent less than a month on the market before selling and sellers typically achieved the listing price. This illustrates that the demand for two bedroom units is fairly strong across the seven areas.

Marketing to Families

Feedback received at workshops with the design community emphasized the significant role marketing played in the design and layout of units. In some instances, the design features such as balconies were prioritized over functional features such as a wider entryway because they helped to sell units quicker.

Since the start of the study, there has been an increase in the number of condominium projects specifically marketed to families. Examples include: Rockport's The George in Leslieville featured large units with large terraces that function like outdoor rooms as well as an outdoor area for children with floor material that encourages play; Tridel's Islington Terrace in Etobicoke which featured indoor and outdoor play areas and a splash pool for children; Daniels The Wyatt development in Regent Park included a kids' zone offering a toy room, a game zone and craft room for messy activities. While these projects do not meet the proposed Growing Up guidelines related to unit size and mix, they do illustrate an uptake in the demand and supply of family-suitable condominium buildings. They also reflect the developer's willingness to market to families with children.

Affordability

Housing affordability is an important component of the Official Plan objective to provide a full range of housing. The draft Growing Up Guidelines encourage the development of long-term supply and availability of housing suitable for larger households. The tools for further addressing the need for affordable housing will require additional policy measures in addition to investment from all orders of government. The draft Guidelines will help to inform a number of current housing policy initiatives, including future work

related to inclusionary zoning upon release of the regulations, the Official Plan Review of the Large Sites policy, and the use of Section 37 for new affordable housing. Other initiatives will continue to support and help advance the creation of affordable housing including most recently the Open Door initiative.

Monitoring and Next Steps

The draft Growing Up guidelines are recommended to be applied in the evaluation of new and under review multi-unit residential development proposals. Consultation and monitoring of the draft guidelines will occur through feedback on individual applications in each Community Planning District. A checklist will be developed to simplify the application of the guidelines in the development review process. The checklist will also help to determine if the guidelines are being met, namely if development with 20 units or more include 25% larger units. Feedback will be obtained through a voluntary online survey distributed to developers and architects involved in applications where the Growing Up guidelines were used. This method of monitoring will provide input into their usability and applicability.

Further consultations with the development industry will be undertaken to review the draft Guidelines as a whole and to discuss opportunities for pilot projects. Modifications to the guidelines will be reported on by the end of Q1 2018 with a final report following the two year application of the Guidelines in 2019.

Over the course of the next year, the findings of the Growing Up study will inform future Official Plan policies including new Secondary Plans such as the Port Lands, TOcore and Yonge Eglinton; Site and Area Specific Policies; Area Studies and Urban Design Guidelines.

CONTACT

Andrea Oppedisano, Planner, Strategic Initiatives, City Planning Division,
Andrea.Oppedisano@toronto.ca 416-338-7554

Julie Bogdanowicz, Planner, Urban Design, City Planning Division,
Julie.Bogdanowicz@toronto.ca 416-394-8236

SIGNATURE

Jennifer Keesmaat, M.E.S, MCIP, RPP,
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

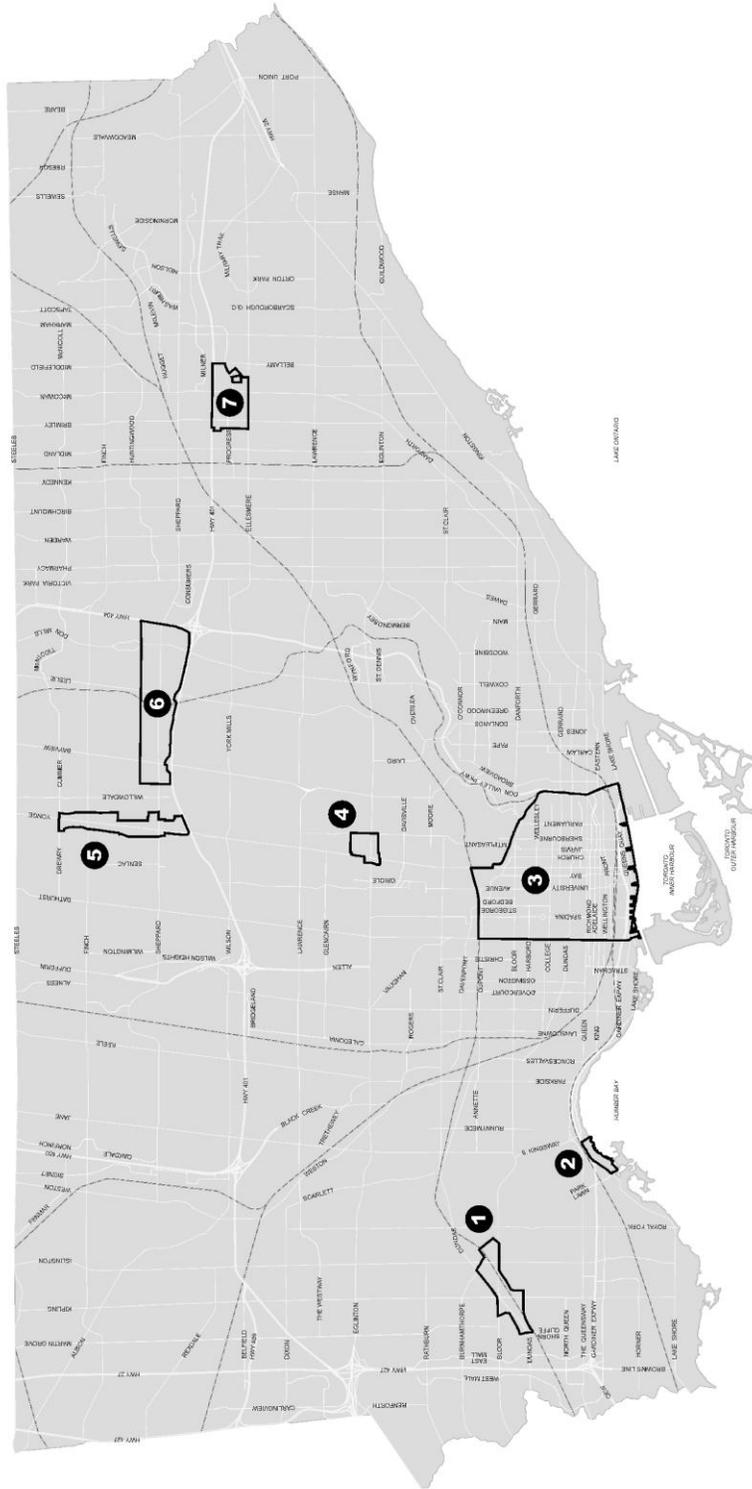
Attachment 1: Growing Up Study Area Map

Attachment 2: Public and Stakeholder Consultation

Attachment 3: Aligned City Initiatives

Attachment 4: Growing Up: Planning for Children in New Vertical Communities Draft Guidelines

Attachment 1: Growing Up Study Area Map



- 1** Eribeoke Civic Centre
- 2** Humber Bay Shores
- 3** Downtown
- 4** Yonge / Eglinton
- 5** North York Civic Centre
- 6** Sheppard East Subway Corridor
- 7** Scarborough Civic Centre

Attachment 2: Public and Stakeholder Consultation

The Phase 1 consultation program was designed to uncover the challenges and opportunities faced by both the users (families) and producers (architects and developers) of new multi-unit residential buildings.

The following activities represent the range of consultation undertaken in Phase 1 of the Study:

- an online survey that attracted over six hundred respondents;
- nine visits with families currently living in tall buildings in the following areas across the City:
 - Liberty Village
 - Mount Pleasant & Davisville
 - Scarborough Civic Centre
 - City Place
 - North York Civic Centre
 - Kennedy & Sheppard
 - The Esplanade
 - Humber Bay Shores
 - Yonge & Sheppard
- workshops with children and youth including a kindergarten class charrette and a full day walk shop at Jean Vanier Catholic Secondary School;
- interviews with eight developers;
- roundtables with the design community; and
- presentations to the City's Design Review and Planning Review Panels.

A complete summary of the feedback received through the Phase 1 consultation activities is available on the Study's website: www.toronto.ca/growingupTO

Phase 2 Consultation

Consultation activities undertaken in Phase 2 sought to confirm priorities for families at the unit and building scales. Through an online survey, participants were asked to identify the 3 most important design features at the building and unit scales, from an illustrated list that corresponded with the emerging draft guidelines.

Planners in Public Spaces (PiPs) consultations took place between February 18th and 25th, 2017 to capitalize on Family Day events and related public awareness of family issues in four locations across the City: Agincourt Public Library, Colonel Sam Smith Skating Path, Harbourfront Centre and the Scarborough Civic Centre Public Library. The events included interactive boards that asked the same questions as the online survey.

Across both in-person and online surveys, participants overwhelmingly identified outdoor amenity space that is welcoming and safe for children as the most important building feature, followed by indoor amenity space for children and teenagers and amenity space to accommodate messy activities. At the unit scale, participants

identified bedrooms large enough to accommodate two single beds, two desks including a closet and direct access to natural light as the most important features. This was followed by living rooms that can accommodate social activities, play and functional and ample built-in storage throughout the unit.

Open ended survey questions and discussions with families raised concerns related to but beyond the scope of the Study. Identified issues included the closure of schools, the cost of child care, increasing condominium fees and the security of newer secondary (condominium) rental stock given the lack of rent control. While City Planning fully acknowledges the importance of affordable, secure housing and the availability of community infrastructure in the creation of complete vertical communities, solutions to these issues will need to be addressed by multiple agencies, boards and divisions as well as the provincial and federal governments.

Staff also met with representatives from individual developers and the Building Industry and Land Development (BILD). Individual developers generally supported the Study but cautioned about the size of units vis-à-vis the price per square foot. This input was incorporated into the draft guidelines and resulted in a range of unit sizes instead of a single number. One developer expressed an interest in piloting the Growing Up guidelines. Staff will continue to pursue partnerships with the development community. The level of interest clearly illustrates that some developers recognize the importance of ensuring that future vertical communities meet the needs of larger households including families with children. A cultural shift that broadens the definition of home is underway. While marketing to families is important, the inclusion of amenities and suites that make vertical living more attractive, feasible and practical is essential to providing families with expanded housing choices. Successfully accommodating a diversity of households is essential to the City's future growth

Presentations were made to both the City's Design Review Panel and the Waterfront Design Review Panel. Panel members underlined the importance and need for these guidelines and looked forward to incorporating the guidelines into their feedback. The City DRP suggested that the guideline document state clear requirements and consider both macro and micro levels of planning, urban design, landscape architecture and interior design. The Waterfront DRP encouraged the guidelines to address the needs for amenity space and lobbies that facilitate socializing, the minimum size required to make balconies usable and built-in unit flexibility to accommodate multiple generations living in the same unit or within the same building.

On March 19th, 2017, City Planning participated in a youth conference "1UPToronto". Held at Ryerson University over 40 students explored the topics of public spaces, food equity, and transportation through a series of short talks and activities. Applying what they had learned, students participated in a "Design Jam" case competition based on Toronto's real-life challenges of play, move, and eat. A summary of the conference can be accessed via: <http://www.urbanminds.co/1uptoronto.html>

Study Promotion and Social Media

The website <http://www.toronto.ca/growingupTO> was created to allow interested parties to learn about the study and gain easy access to information. It provided information about related background studies, the Growing Up study process as well as links to the case studies, condo hacks and study area profiles. Reports and events were featured on the main page.

The study was also promoted using Twitter. Two hashtags #growingupTO and #growingupVertical captured the Twitter discussion about the study and related news stories.

Attachment 3: Aligned City Initiatives

Raising the Village

Raising the Village is a collaborative initiative led by the Toronto Child & Family Network, Children's Services and the broader child care community. The project provides communities with data and research that measures the well-being of children and families, providing evidence for informed decision making. The project website can be accessed via:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=3c707f56a7026410VgnVCM10000071d60f89RCRD>

Child Care Growth Strategy

Following the results of the Licensed Child Care Demand and Affordability Study, Children's Services released a 10-year Child Care Growth Strategy. The Strategy provides a vision for developing a child care system that is affordable and accessible for all families who would like to use licensed child care. The Strategy estimates that 30,000 additional child care spaces for children under the age of four will be required to serve 50 per cent of children by 2026. Further information can be accessed via:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CD19.2>

Child Friendly Policy Framework for Toronto

The Child Friendly Policy Framework for Toronto is an outcome of Toronto Public Health's (TPH) Strategic Plan Action to "promote policy change to make Toronto a healthy city to raise a child" under the Champion Healthy Public Policy goal (Toronto Public Health, 2015-2019). The purpose of the Framework is to guide policy and advocacy work within and beyond TPH as it relates to the health, development, and wellbeing of children aged 0 to 12 years in Toronto. Its focus is on ensuring that all policies consider the unique needs of children by moving toward a greater voice for Toronto's children to build awareness on issues faced by children through child engagement.

Toronto StreetPLAY Pilot Project

Recognizing the importance of active free play for children, Earth Day Canada in partnership with the City of Toronto, the Toronto Free Play Co-Op and Ryerson University have launched a StreetPLAY Pilot Project. The initiative will pilot regularly scheduled, partial street closures for play on six to eight residential streets in wards 19 and 20 between May 1 and October 31, 2017. More information can be found via:

<http://www.streetplay.ca/>

Attachment 4: Growing Up: Planning for Children in New Vertical Communities Draft Guidelines

http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/V/Vertical_Communities/Draft%20Growing%20Up%20Guidelines_May_2017.pdf