

Final Recommendation Report: Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines

Date: June 25, 2020

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report recommends Council's adoption of the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("the Guidelines"). The Guidelines are a result of a two-year study and two-year period of implementation and monitoring, focused on how new mid-rise and tall buildings can be developed as vertical communities to support social interaction and better accommodate the needs of all households, including those with children.

Toronto is increasingly a vertical city as 94 percent of all new residential units are contained within mid-rise and tall buildings. A single tall building today may contain more units and a higher population than some of the subdivisions and neighbourhoods that formed Toronto in the 19th and 20th centuries. Planning for these buildings must be intentional about how they function as vertical communities to support a diversity of housing, and contribute to Toronto's liveability in the long-term.

The Guidelines address three scales of development: the neighbourhood, the building, and the unit. The Guidelines speak to the collective responsibility of the City and development industry to address quality of life for children and youth. This includes ensuring the provision of safe streets to support children's independent mobility, parks, schools, community facilities, retail and amenities in addition to a diversity of housing sizes to accommodate larger households, including multi-generational households with seniors.

Since City Council directed staff to apply the draft Guidelines to all new development greater than 20 units in 2017, the City has seen a significant increase in the number of two- and three-bedroom units planned for construction. The Guidelines have informed the review of over 100 new developments, and have contributed to Secondary Plan policies across the city. The Growing Up Guidelines have helped shaped the public conversation about the role of vertical development in delivering complete communities

and has positioned Toronto as a global leader among rapidly developing urban centres as they grow 'up'.

RECOMMENDATIONS

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

1. City Council adopt the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines, included as Attachment 1 to this report.
2. City Council direct the Chief Planner and Executive Director, City Planning, to apply the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks.
3. City Council request the Chief Planner and Executive Director, City Planning, to develop a monitoring program for the Growing Up Urban Design Guidelines to track the provision of residential unit types and sizes, and changes to housing occupancy trends of households living in buildings greater than five storeys.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT STATEMENT

The Growing Up: Planning for Children in New Vertical Communities Study (2017), specifically explored the needs of households with children who are often underrepresented in the planning and design of new vertical communities. The recommended Growing Up Urban Design Guidelines consider 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 households across Toronto. Implementation of the Guidelines also presents the opportunity to address housing needs for other groups, including roommates forming non-family households, multi-generational households and seniors who wish to age-in-place.

The general focus of the Guidelines is new construction; however the Neighbourhood section of the Guidelines can also be implemented in more mature vertical communities, such as those located in Toronto's inner suburbs. Guidelines such as '1.1 - Mobility' or

'1.2 - Parks and Open Spaces' are also aligned with broader, Council-adopted initiatives (Vision Zero, Parkland Strategy) and would benefit residents of existing vertical communities, including equity seeking groups, through the provision of elements such as safe routes, and improved parks and open spaces.

DECISION HISTORY

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

On July 4, 2017, City Council adopted the draft Growing Up Urban Design Guidelines. Council directed that the Guidelines be applied in the evaluation of new and under review multi-unit residential development proposals and that the draft Guidelines and findings from the Growing Up background study be used to inform future updates to the Official Plans, updated or new Secondary Plans and Site and Area Specific Policies, Area Studies and Urban Design Guidelines. Council directed ongoing consultations with the design and development communities, and monitoring of the implementation of the draft guidelines. In addition, the Children's Services and City Planning Divisions were directed to prioritize space for non-profit licensed child care facilities in new developments in order to advance the 10-year Child Care Growth Strategy. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

Secondary Plans

The following Council adopted Secondary Plans contain policies that have been informed by the Growing Up Study and resulting draft Growing Up Urban Design Guidelines. Policies range from the provision of Privately-Owned Publicly-Accessible Space (POPS) to requirements for a range of unit type and sizes. Links to these Secondary Plans are provided, below:

- Port Lands (December, 2017):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.6>
- ConsumersNext (March, 2018):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.2>
- TOcore - Downtown Plan (May, 2018):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>
- Midtown in Focus - Yonge-Eglinton Secondary Plan (July, 2018):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>
- Don Mills Crossing (April, 2019):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH4.1>
- Sherway Area Secondary Plan (October, 2019):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY9.1>
- Laird in Focus (November, 2019):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY10.2>
- King Spadina Secondary Plan Update (January, 2020):
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

Housing Now Initiative

On May 28, 2020, City Council adopted CC21.3 "Creating New Affordable Housing Opportunities through Phase Two of the Housing Now Initiative" which approved adding an additional six City-owned sites to the Housing Now Initiative to create new affordable and market rental housing within mixed-income, mixed-use, complete communities close to transit. This report included program targets for the Housing Now Initiative, one of which is that all new market rental and ownership units are to be provided in accordance with the unit sizes set out in the Growing Up Guidelines. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC21.3>

COMMENTS

Growing Up: Planning For Children in New Vertical Communities Study and Draft Urban Design Guidelines

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 can better accommodate the needs of households with children.

The objectives of the Study were 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 also acknowledged that with multi-unit residential buildings representing the vast majority of housing development in Toronto, unit diversity and livability need to support a range of household types and sizes. Without unit diversity in new construction, Toronto will not be able to offer housing to support its citizens as they move through the housing life-cycle from childhood to old-age.

The Study resulted in the draft Growing Up Urban Design Guidelines that encourage the City, School Boards, and the development industry undertaking new construction to consider how quality of life in vertical communities is dependent on community facilities and amenities, the need for a comfortable and safe public realm and the creation of a range of housing options.

The draft 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 in building child-friendly communities. The draft Guidelines were also 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. The Study process uncovered that vertical communities can be experienced at three scales - the neighbourhood, the building and the unit. The final Guidelines are structured by these scales and take a comprehensive approach to building a child-friendly city.

Planning Framework

The objectives, policy and design recommendations found in the Guidelines are aligned with provincial and municipal policy that seek to improve the quality of life for all Torontonians.

Provincial Policy Statement, 2020

The Provincial Policy Statement (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, livable, healthy and resilient communities and they direct municipalities to promote these goals. The PPS 2020 requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. The PPS also requires municipalities to provide an appropriate range of *housing options* through *intensification* and *redevelopment*. The PPS also states that appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

The Guidelines direct new development to provide an appropriate range and mix of housing types within vertical communities by recommending a minimum percentage of unit types and sizes to meet long-term projected housing need. Study work underpinning the Guidelines assessed the market for larger units and concluded that new market supply is not meeting current demand, particularly in the resale category. The Guidelines also recommend that city building includes a safe public realm, active transportation and high-quality community services and facilities such as schools, child care centres and parks.

A Place to Grow (Growth Plan for the Greater Golden Horseshoe, 2019)

A Place to Grow (the Growth Plan) is a framework for implementing the Government of Ontario's vision for building strong, prosperous communities while managing growth in this region to 2041. Section 2.2.1 of the Growth Plan states that growth is to be managed by encouraging cities and towns to develop as complete communities with a diverse mix of land uses, including a mix of residential and employment uses, and housing options that accommodate people at all stages of life, and accommodate the needs of all household sizes and incomes.

The Growth Plan requires complete communities to be supported by convenient access to a range of transportation options, public service facilities and parks and recreation facilities, as well as a compact built form and vibrant public realm. Section 2.2.6 directs that complete communities will be supported by municipalities' use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. To help achieve the vision, the Neighbourhoods section of the Guidelines encourage new buildings to contribute to complete communities through integrated community facilities, while the unit and building section of the Guidelines specifically help to ensure that multi-residential buildings provide a diversity of units as required by the Growth Plan.

More Homes, More Choice: Ontario's Housing Supply Action Plan (2019)

In May, 2019, the Province of Ontario released the Housing Supply Action Plan (HSAP). The HSAP, a precursor to changes to the *Planning Act*, made through Bills 108 and 138 emphasizes the importance of an increase in the provision of new housing units of all types. In particular, the HSAP explicitly states: "Large homes and tiny condos only work for some people. We need a mix of housing types - such as multiplexes, low- and mid-rise apartments - and sizes, like condos that are large enough for families." The Growing Up Guidelines are aligned with this component of the HSAP in that there are specific guidelines to encourage a diversity of unit sizes and types.

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 state that Torontonians should have access to housing choices for all people in their communities at all stages of their lives. Policies in the Official Plan 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's policies state that implementation plans, strategies and guidelines will help implement the Plan's objectives over time. In particular, urban design guidelines help to provide a more detailed framework for built form and public improvements in growth areas. The Growing Up Urban Design Guidelines provides this more detailed framework as it pertains to planning for more child-friendly vertical communities.

Implementation and Monitoring

Implementing the Draft Growing Up Urban Design Guidelines

Staff have engaged in the following implementation activities since the draft Guidelines were adopted by City Council July 2017:

- **Development Review:** city-wide, City Planning staff have engaged with developers through the application review process and encouraged implementation of the Guidelines where contextually appropriate.
- **Integration with Secondary Plan policy:** eight Secondary Plans representing geographies in all Community Planning districts have included policies related to unit types and sizes. These Secondary Plans also include policies that are aligned with

delivering complete communities, which relate to the Guidelines' 'Neighbourhood Scale'. The Guidelines have also been integrated with new Site and Area Specific Policies.

- City staff training: staff from multiple divisions across the Toronto Public Service have engaged in training sessions related to application of the draft Guidelines in development review, covering different building typologies, child care space planning and public realm elements.
- Ongoing opportunities for feedback and improvement: City Planning, divisional partners (including Transportation Services, Parks Forestry and Recreation, and Children's Services), and external groups have provided feedback on experiences implementing the draft Growing Up Guidelines. In some cases, this has resulted in revisions to the Guidelines (Attachment 1), or in development of specific implementation tools and training.

Diversifying Toronto's New Housing Stock: Applying the Guidelines in Development Review

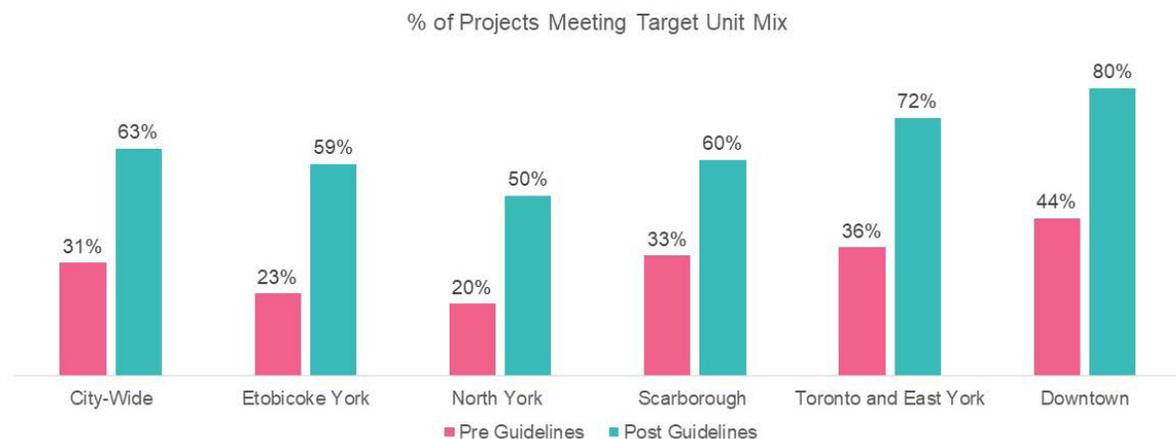
The Guidelines comprise qualitative and quantitative elements that when applied together, will support a broader mix of unit types and sizes, and may contribute to complete vertical communities.

Effective monitoring of the Guidelines to measure any impact on development trends is a long-term endeavour. At this stage of implementation, the best available indicator of the impact of the draft Guidelines on new construction is data available through City Planning's Development Pipeline which provides detail on planned units by bedroom type. A key objective of the Guidelines is to achieve a mix of unit types and sizes. Multi-storey residential buildings now provide for 94 percent of all new units in Toronto; therefore, ensuring a mix of unit types in this building form is critical to support a full range of housing for households of all sizes, including families with children, providing diversity and choice into the future.

City Planning's May 2020 bulletin, 'Condominiums: Two Decades of New Housing' shows that from 2002-2018, 2- and 3-bedroom units represented 32 percent and 4 percent (respectively) of the total of 186,094 condominium units registered in Toronto. Guideline 2.1 recommends that buildings should provide a minimum of 25 percent large units: 15 percent two-bedroom units and 10 percent three bedroom units.

Figure 1, on page 8, illustrates the change in the percentage of projects meeting this recommended unit mix since Council's July 2017 direction that the draft Guidelines be applied to all buildings of more than 20 units. The 'Pre-Guidelines' category represents data from Q1 2014-Q3 2017 (when the draft Guidelines were adopted by City Council). The 'Post Guidelines' category represents data from Q4-2017 to Q4 2018. City-wide, the percentage of projects providing 15 percent two-bedroom units and 10 percent three-bedroom units has increased from 31 percent of all eligible projects to 63 percent. Downtown has the highest rate of achieving the unit mix at 80 percent, and in all areas of the city, at least half of all projects are meeting Growing Up's recommended unit mix.

Figure 1: Comparison of Projects Achieving 2-Bedroom and 3-Bedroom Targets



The Growing Up study retained a multi-disciplinary consultant team with considerable experience in designing market housing and tall buildings in Toronto to complete an extensive architectural analysis related to unit design. This team, comprising architects, landscape architects, urban planners and market analysts, developed ideal size ranges for 2-bedroom and 3-bedroom units based on a sum of internal elements. The ranges are:

- 2-bedrooms: 87 square metres-90 square metres
- 3-bedroom 100 square metres-106 square metres

A long-term monitoring goal is to track the sizes in each unit type category. Accurate information on unit sizes is only available at occupancy. As the draft Guidelines have not been in use long enough to cover the period of planning approval to construction to occupancy for buildings greater than 20 units, unit size monitoring will be included in ongoing monitoring recommended in this report.

Increasing the Provision of Non-profit Licenced Child Care Centres in New Developments

In 2017, through its adoption of the draft Guidelines, City Council directed staff to prioritize the provision of non-profit child care centres as a benefit to be secured through development review. Since Q3 2017, City Council has approved the provision of space for non-profit licensed child cares in 12 new developments as a Section 37 benefit, resulting in over 620 new child care spaces. This is a result of close collaboration between City Planning, Children's Services and the development industry. Throughout the implementation period, one of the key activities has been training City Planning staff on the technical requirements for licenced child care centres, so that they are able to identify potential locations in new sites as early as the pre-application stage.

Implementation of the draft Growing Up Urban Design Guidelines varies by development type

From a qualitative perspective, City Planning staff engaged in development review have noted that there is increasing familiarity with the draft Guidelines. City-wide, applicants are including reference to how their projects integrate elements of Growing Up in pre-application meetings and planning rationales. Staff have also noted that applicants are meeting the expectation for a mix of unit types; however, there is less commitment to achieving child-friendly design at all the three scales - neighbourhood, building and unit. For example, developers of mid-rise projects, which typically have smaller total amenity space and site area, are challenged to address multiple components of the Guidelines such as integrating community uses and diversifying the architectural program of amenity spaces. Conversely, tall building projects, particularly on larger sites, or those part of a master plan, have greater ability to meet the intent of the Guidelines at all scales. Recent examples of this include the Agincourt Mall and Galleria Mall redevelopments. This success is due to increased opportunity to include child care space, requirements for community benefits and parkland, and more amenity space designed specifically to promote social interaction and a sense of community within the buildings due to a higher overall unit yield.

Vertical Communities and the Families Who Live in Them

As part of the initial study phase of Growing Up, City Planning undertook a demographic analysis using the 2006 Statistics Canada Census and 2011 National Household Survey data of how many families with children (aged 0-19) are living in buildings over 5 storeys. City Planning has completed an update of this first round of analysis using results from the 2016 Census.

The 2016 Census provides the most current data, and enables a review of changes in housing occupancy trends from 2006-2016. This timeframe does not capture changes in household occupancy from the period of time the draft Guidelines have been in use; however, it does highlight the following:

- The number of households living in buildings greater than five storeys increased by 5.5% between 1996 and 2016;
- There has been an absolute increase of 10,000 families living in buildings greater than five storeys between 2006-2016, and these numbers increased in all of the Growing Up study's focus areas (Downtown and the Centres, Humber Bay Shores, and the Sheppard Avenue East Subway Corridor);
- There is a slight move away from this form of housing as children age - the proportion of families with children 5-9 years of age living in buildings greater than five storeys is lower than those with children 0-4 years of age.

This data shows that mid-rise and tall buildings continue to be a source of housing supply for families with children. It also indicates; however, that a portion of those households are seeking other forms of housing as children age. Earlier research described in the 2017 Growing Up Staff Report points to size of unit, access to schools and neighbourhood amenities as key considerations for moving. Improving access to these components of vertical communities is a central objective of the Guidelines, with

the aim of ensuring that this is an attractive housing option for families in the predominant form of construction happening in Toronto today.

Raising Awareness and Shaping the Culture Shift

The draft Guidelines are the outcome of a study that assessed development trends in Toronto, and how new tall buildings can evolve to complete vertical communities. While rooted in the Toronto context, the draft Guidelines have become well-known internationally for the document's approach to addressing children's needs at different scales of development. For example, Growing Up was featured in UNICEF's 2018 publication: 'Shaping Urbanization for Children: a handbook on child-responsive urban planning'. This document highlights the draft Growing Up Urban Design Guidelines as an example of how to make land use planning responsive to the way children experience the city.

Growing Up has defined Toronto as a city that is taking a proactive approach to ensuring long-term livability and quality housing in tall building form. International organizations, such as C-40 Cities, Urban Land Institute, the American Planning Association, the Royal Institute of British Architects, and the National Association of City Transportation Officials have all looked to Growing Up as a template for how rapidly intensifying cities can develop as inclusive and welcoming environments for their youngest citizens.

Locally, media outlets including the Globe and Mail, Toronto Life, CBC and several trade publications, have reported extensively on how new housing developments are accommodating families in mid-rise and tall buildings. Growing Up has been a touchstone in these stories, providing evidence of how the City is being responsive to families' housing needs as Toronto grows vertically.

Child Friendly TO

Child Friendly TO is a City of Toronto initiative working to transform the city into a place where all children can learn, play and grow in the healthiest way possible. The objective of Child Friendly TO is to build a culture that applies a child-friendly lens to inform city planning and decision-making by increasing the role and voice of children in municipal affairs and promoting the rights of children across Toronto. The Growing Up Urban Design Guidelines are aligned with this initiative and are part of the inter-divisional approach to creating a child friendly city, which includes engagement with Children's Services, City Planning and Public Health.

Toronto Seniors Strategy

Implementation of the Guidelines also provides an opportunity for alignment with the City's Seniors Strategy and City's commitment to age-friendly principles. Community facilities secured at the neighbourhood scale, provision of flexible amenity space and lobbies that support social interaction, and a range of unit types and sizes will concurrently support needs related to aging-in-place as much as it supports households with children.

Consultation with the Development Industry

City Planning has had ongoing discussions with the development industry throughout the Growing Up study and draft Guidelines implementation period. These activities have included formal discussions with BILD, a designers' workshop, and also one-on-one conversations with individual developers.

BILD has been consistent in its commentary that the Guidelines can be informative, but should not be introduced as policy. BILD has also stated smaller units are affordable to more households and that larger units are generally aligned with the luxury market and take longer to sell or lease.

BILD has provided the City with a selection of floor plans for 2- and 3-bedroom units (that do not meet the ideal sizes stated in the Guidelines) for review as alternative options for unit sizes. Staff have received this package as well as other third-party commentary on the draft Guidelines, which have been reviewed as part of the finalization of the Guidelines. The material will also inform ongoing monitoring.

Housing Affordability

The price of housing is affected by a range of factors: land values, the cost of construction, appropriate supply, municipal fees, and developer profit expectations. Housing affordability is further affected by issues such as borrowing rates (for ownership units), and the availability of programs to support affordable rents or ownership. Generally when units are sold or rented, the price is calculated based by area, making larger units more expensive than smaller units.

Throughout the implementation period, staff have received feedback that the ideal unit sizes proposed in the Guidelines do not support affordability, as they are larger than the market is typically providing. Staff have maintained the unit sizes from the draft to the final Guideline document for the following reasons:

- The ideal unit sizes only apply to a portion of the building, totaling 25 percent of the overall unit count;
- Unit sizes in mid-rise and tall building form have decreased more than 25 percent in saleable/leasable area since 1996;
- If new buildings do not provide larger units, housing in Toronto will become increasingly inaccessible/unavailable to larger households over the long term;
- Analysis of Toronto Real Estate Board (TREB) and the Multiple Listing Service (MLS) data from the Study shows a high demand for larger units in the re-sale market with a high sales-to-listing ratio for three-bedroom units, indicating a current unmet need that is not being addressed by new supply;
- The ideal unit sizes were arrived at through architectural testing, and are based on design principles for livable spaces to accommodate larger households; and
- The City is actively advancing a range of initiatives to increase the supply of affordable housing through the Council-approved HousingTO 2020-2030 Action Plan.

Growing Up Urban Design Guidelines, 2020

Staff have updated the draft Growing Up Urban Design Guidelines, adopted by Council in July, 2017. Updates to the Guidelines can be grouped into the following categories:

- **Inclusivity for larger and multi-generational households:** introductory text and guidelines have been modified to reflect that 'housing for families with children' also supports a range of household types and sizes that require access to larger units with multiple bedrooms. These changes have been informed by consultation with Community Planning and the development industry which has pointed to the benefit of providing a range of unit sizes for 'downsizers' and multi-generations, or households comprising roommates.
- **Emphasizing livability and quality in all unit sizes:** increased emphasis is placed on design quality for all unit types, recognizing that there are elements common to all unit types, such as windows, which can be designed to support livability regardless of the number of bedrooms in the unit.
- **Aligning with other City-led initiatives:** the draft Guidelines have been updated revised to align with new City-led initiatives that have been adopted by City Council since the draft Guidelines were introduced. In particular, guideline 1.1 'Mobility' has been updated to reflect the City's Vision Zero program and guideline 1.2 'Parks and Open Spaces' have been updated to reflect the Parkland Strategy.
- **Revisions based on new policy direction:** the policy framework section has been updated to reflect the PPS (2020) and the Growth Plan (2019). Further changes were required to remove reference to Section 37 and parkland dedication, both of which have changed through the new *Planning Act*, and associated regulations.

Covid-19 and Housing for a Changing World

Changes to work and school patterns related to requirements for physical distancing emphasize the relevance of the Guidelines' Building and Unit scales. As more households have had to accommodate requirements to work from home, larger units may support the increased range of activities that take place within the home. Households have had to set up functional work stations as well as balancing space for other activities. For households with children, that has included relying on spaces within the unit to do triple-duty as school desks and play spaces in addition to their intended function. As physical distancing requirements are lifted, but work from home remains a reality for many, flexible building amenity spaces can serve many purposes such as workspaces outside of the unit, recreational uses, and places for social gatherings depending on the time of day or week.

Growing Up Guidelines in Practice: Use and Interpretation

Ultimately, the Growing Up Urban Design Guidelines are informative and instructive in development review, but not determinative. The full set of guidelines may not be applicable to every development scenario; however, staff will continue to seek best

outcomes, implement the Official Plan and area-specific planning frameworks, and take meaningful steps forward towards creating complete vertical communities.

Next Steps: Implementing the Growing Up Urban Design Guidelines, 2020

Provincial policy direction and the Official Plan require the provision of a mix of unit types and sizes. As implementation of the Guidelines continues, staff will engage in ongoing monitoring of the development pipeline and collect data on occupied units to measure the supply of larger units in new construction and housing occupancy trends.

The Growing Up Urban Design Guidelines as included in Attachment 1, are a resource for the City, the development industry and members of the public to encourage and advance projects that are inclusive to households with children. As vertical development continues to dominate the construction of new housing in Toronto, the task to imagine these projects as complete vertical communities is a collective one to be undertaken by the City and developers alike.

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1: Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines

Provided separately as a PDF and posted under the Agenda Item for Planning and Housing Committee's July 13, 2020 meeting.