

Authority: Planning and Growth Management Committee Item 22.3, adopted as amended,
by City of Toronto Council on January 27 and 28, 2009
Enacted by Council: January 28, 2009

CITY OF TORONTO

BY-LAW No. 103-2009

**To adopt Amendment No. 66 to the Official Plan for the City of Toronto respecting all
lands in the City of Toronto.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,
as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and
has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 66 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 28th day of January, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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 design review panels” and “new development”, so that the policy will read as follows:

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

2. 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.”

3. 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, opens space and properties by:”

4. 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;”

5. 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 as it relates to the general layout and organization of interior spaces 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 and unobstructed clear glass windows, with little or no tint, on the facade 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.”

6. 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 and sustainable design elements including without limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities;”

7. 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 and spaces within a site, but about the relationship of the organization, massing and exterior design of buildings, structures and 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 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 streetscape improvements within the adjacent public boulevard, such as landscaping, paving, street-furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

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.”

8. 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*, 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.”

9. 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.”

10. Chapter 5, Section 5.1.3, Site Plan Control, Policy 1 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.”

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

“Site Plan and Sustainable Design

Site Plan Control is one of the planning tools the City can use to secure sustainable 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.

The Toronto Green Standard 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. Features can include:

- Building orientation to take advantage of passive solar heating, shading for cooling and natural light;
- External renewable or recoverable energy systems, based on sun, wind or geothermal energy sources;
- Energy efficient exterior cladding and window treatments;
- Green Roofs and Cool Roofs;
- Use of high-albedo surface materials;
- Planting native species and use of water efficient material;

- Rainwater harvesting and bio-retention swales;
- Secure weather protected on-site bike areas;
- Energy efficient, shielded exterior lighting; and
- Bird friendly glass treatment.”