

**City Council****Notice of Motion**

MM55.46	ACTION			Ward:All
---------	--------	--	--	----------

**Ensuring developments comply with the Ontario Building Code and provide a view to the outdoors from bedrooms - by Councillor Mike Layton, seconded by Councillor Sarah Doucette**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Planning and Growth Management Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Mike Layton, seconded by Councillor Sarah Doucette, recommends that:

1. City Council request the Chief Planner, in consultation with the Chief Building Official, to review all design guidelines affecting the built form of development to ensure that they are consistent with the objective of Article 3.7.2.1 of the Ontario Building Code "to provide a view to the outdoors from bedrooms" and to report to the Planning and Growth Management Committee on their findings in the first half of 2015.

**Summary**

Every month, City Council approves zoning amendment applications for thousands of new housing units in buildings. These new buildings will soon be the homes for thousands of new residents and their families and we want to make sure they will have a high quality of life in their new homes.

When evaluating development applications Councillors are often not aware of the final configuration of the units that will be occupied by the new building's residents. The internal arrangement of the units themselves are often not considered at the planning stage, they are only considered at the building permit stage, after the building envelope, number of units, and floor plates have been approved.

The Ontario Building Code Article 3.7.2.1 sets out a requirement that bedrooms must have a view to the outdoors. The City of Toronto Building division has policies that can permit windowless bedrooms so long it can be demonstrated that the bedrooms will still have a view to the outdoors. The quality of this compulsory view to the outdoors is being pushed to the limits with applications that include bedrooms in the rear of very deep and narrow residential units.

Council needs to ensure the intent of Article 3.7.2.1 of the Building Code is being upheld. More importantly, Council must ensure new units are comfortable and livable for the new residents.

(Submitted to City Council on August 25 and 26, 2014 as MM55.46)

**Background Information (City Council)**

Member Motion MM55.46