

Attachment 5: Survey Results

Approximately 300 people participated in the online survey that was available on the *Avenues* and Mid-Rise Buildings webpage from March to June of 2015. The survey was comprised of a mix of multiple-choice and open-ended questions intended to assess public opinion on the effectiveness of key performance standards by using current mid-rise buildings as examples. Below is a summary of the survey results:

PS #1: Maximum Height

In your opinion, is the maximum allowable height of buildings along designated *Avenues*:

Response	Percentage	Count
Too high	46%	142
Too low	9%	27
Just right	45%	139

PS #2: Minimum Height

In your opinion, is the minimum height on *Avenues*:

Response	Percentage	Count
Too high	14%	42
Too low	13%	40
Just right	73%	218

PS #5: Rear Transition to Neighbourhoods

In your opinion, does this performance standard achieve the intent of reducing the impact of a building on adjacent neighbourhoods?

Response	Percentage	Count
Yes	63%	177
No	37%	103

If you answered no, what would you change?

- Lower height to create better transition to adjacent buildings (39%)
- Increase setback (20% of respondents)
- Include requirements for tree planting to minimize privacy concerns and create transition (7%)

- More flexibility – smaller setback or steeper angular plane (6%)

PS #4A: Front Façade: Angular Plane

In your opinion, does this Performance Standard achieve the intent of creating great streets with an attractive and comfortable public realm?

Response	Percentage	Count
Yes	64%	172
No	36%	98

If you answered no, what would you change?

- Step-back should begin at lower level (27%)
- Increase the minimum hours of sunlight required (26%)
- Require building to have set-back for a bigger public realm (11%)

Prior to completing this survey, were you aware that the City had Mid Rise Building Design Guidelines?

Response	Percentage	Count
Yes	69%	133
No	31%	59

If yes, do you think they've been effective so far?

Response	Percentage	Count
Yes	32%	53
No	69%	115

Why or why not?

- Treated too much like guidelines, and are repeatedly violated (32%)
- They are working (18%)
- Fail to take into consideration the surrounding context and heritage (16%)
- New buildings lack architectural quality (7%)
- Too restrictive (5%)
- Don't address width of retail (2%)

Do you currently live in a building that could be considered mid rise?

Response	Percentage	Count
Yes	11%	22
No	89%	172

If yes, how many years have you lived in a mid rise building?

Response	Percentage	Count
0-5 years	86%	30
6-10 years	11%	4
11-15 years	0%	0
16-20 years	0%	0
21+ years	3%	1

If you don't live in a mid rise building, do you think you'd ever want to?

Response	Percentage	Count
Yes	75%	133
No	25%	45

Why or why not?

- Living on a Main St. with amenities is convenient (22%)
- Prefer to live in single detached housing (18%)
- Quality of neighbourhood is the deciding factor, not building form (8%)
- They are in walkable and transit oriented locations (6%)

Is there anything else you'd like to tell us about mid rise buildings in Toronto?

- We need more of them (26%)
- Different neighbourhoods require different Standards (11%)
- Some Performance Standards could be improved (4%)
- New buildings lack architectural quality (4%)

What part of the city do you live in?

Response	Percentage	Count
Etobicoke-York	35%	66
North York	3%	6
Scarborough	1%	2
Toronto-East York	61%	114

Do you own a car?

Response	Percentage	Count
Yes	67%	125
No	34%	63

What is your age?

Response	Percentage	Count
Under 15	0%	0
15-24	3%	5
25-34	27%	50
35-44	20%	38
45-54	17%	32
55-64	17%	32
65 -74	16%	30
75-84	1%	1
85+	0%	0

Do you currently own or rent your home?

Response	Percentage	Count
Own	73%	139
Rent	27%	51