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## Planning and Growth Management Committee

PG7.1		Referred		Ward:All
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### Mid-Rise Building Performance Standards Monitoring

#### City Council Decision

City Council on November 3 and 4, 2015, referred Item PG7.1 back to the Planning and Growth Management Committee, for further consideration, together with the following motions:

Moved by Councillor Josh Matlow

1. City Council request the Chief Planner and Executive Director, City Planning to consult with and inform Residents' Associations and other interested community members on issues related to the implementation of the Midrise Buildings Performance Standards in the first quarter of 2016.
2. City Council request the Chief Planner and Executive Director, City Planning to consult with Residents' Associations and other interested community members on future locations for Secondary Plans, Area Plans and other comprehensive Planning frameworks.
3. City Council request the Chief Planner and Executive Director, City Planning to report to the Planning and Growth Management Committee on the feasibility of including the initiatives in Recommendations 1 and 2 above in the City Planning 2016 work plan.

Moved by Councillor Frank Di Giorgio

City Council amend Planning and Growth Management Committee Recommendation 1 by adding two new parts so that Recommendation 1 would now read:

1. City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:

- a. including a 0.8:1 ratio (or 16 metre height limit) in Character Areas as defined in the Avenues and Character Area Map, as revised, which have 20m right-of-ways, as shown on Map (3) of the Official Plan;
- b. including a 0.8:1 ratio (or 21.6 metre height limit) in Bloor West Village, defined as the stretch of Bloor Street between Jane Street and Clendenan Avenue;
- c. including a provision that the maximum density on major streets not designated as Avenues or mixed use areas not exceed eighty percent of the density available on the same lands if the lands were located on an Avenue;
- d. including a provision that the measurement of the 45 degree angular plane on the front of a building in a Commercial Residential zone or Apartment Residential zone with commercial at grade begin at a height that is equal to sixty percent of the street right-of-way on which the lot has frontage.

Moved by Councillor Sarah Doucette

a. City Council amend Planning and Growth Management Committee Recommendation 1 by adding the words "excluding areas that have a local planning study that speaks to different heights, or existing zoning permission that exceeds 16m;" so that the recommendation now reads as follows:

1. City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:

- a. including a 0.8:1 ratio (or 16 metre height limit) in Character Areas as defined in the Avenues and Character Area Map, as revised, which have 20m right-of-ways, as shown on Map (3) of the Official Plan, excluding areas that have a local planning study that speaks to different heights, or existing zoning permission that exceeds 16m; and

and

b. City Council adopt the following recommendations contained in the supplementary report (October 27, 2015) from the Chief Planner and Executive Director, City Planning [PG7.1a], with recommendation 2 amended to include the words "and City Council direct City staff to report to the Planning and Growth Management Committee on the issues raised by the deputants as part of the larger Official Plan Review, anticipated in the third or fourth Quarter of 2016" so that the recommendations now read as follows:

1. Council direct City staff to reinforce the intent of Zoning By-Law 569-2013 provisions by stating in the Mid-Rise Building Performance Standards that habitable space is discouraged above the maximum allowable building height.
2. Council direct City staff to include the list of issues raised by deputants at the October 8, 2015 Planning and Growth Management Committee meeting, as summarized in Attachment 1, to the report's 'Recommended Actions' section of Attachment 1 as part of a future work plan that further evaluates the success of the Mid-Rise Performance Standards, and City Council direct City staff to report to the Planning and Growth Management Committee on the issues raised by the deputants as part of the larger Official Plan Review, anticipated in the third or fourth Quarter of 2016.

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### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:
  - a. including a 0.8:1 ratio (or 16 metre height limit) in Character Areas as defined in the Avenues and Character Area Map, as revised, which have 20m right-of-ways, as shown on Map (3) of the Official Plan; and
  - b. including a 0.8:1 ratio (or 21.6 metre height limit) in Bloor West Village, defined as the stretch of Bloor St. between Jane St. and Clendenan Ave.
2. City Council authorize City Planning staff to make minor adjustments to the Mid-Rise Buildings Performance Standards, as amended by Recommendation 1, and as set out in Attachment 1, Chart of Comments and Recommended Actions, to the report (August 28, 2015) from the Chief Planner and Executive Director, City Planning.
3. City Council authorize City Planning staff to stylistically format the updated guidelines into the City of Toronto urban design guideline template to be used in the review of mid-rise building development proposals where appropriate.
4. City Council request the Chief Planner and Executive Director, City Planning to continue the development of draft built form policies for the purpose of public consultations that include policies for mid-rise buildings and to report to the Planning and Growth Management Committee in the fourth quarter of 2016 with respect to such potential Official Plan policies.

### **Committee Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. Requested the Chief Planner and Executive Director, City Planning to report directly to City Council on November 3, 2015 with a supplementary report on ways to mitigate, or best

address, rooftop mechanical and other concerns raised by the public speakers on Mid-Rise Building Performance Standards Monitoring.

## **Origin**

(August 28, 2015) Report from the Chief Planner and Executive Director, City Planning

## **Summary**

In July 2010, Council directed staff to use the Mid-Rise Building Performance Standards in the evaluation of mid-rise development proposals. Council also adopted a monitoring period to the end of 2014 in order to measure the effectiveness of the Standards.

This report represents the results of over five years of monitoring of the Performance Standards through data analysis of mid-rise building applications and consultation with city staff, City Council and external stakeholders (e.g. local residents and ratepayer groups, architects, urban designers, planners and developers), including experiences at the Ontario Municipal Board and advice from the Design Review Panel. Review of the data analysis coupled with feedback received guided the recommended changes to the Performance Standards set forth in this report.

This report recommends that the Planning and Growth Management Committee approve the proposed changes to the Performance Standards, and update the guidelines to be stylistically formatted into the City of Toronto urban design guideline template.

In general, the monitoring and consultations have indicated that the Performance Standards are working well, requiring only a few changes. The recommended changes include: additional guidelines for very deep lots; slight adjustments and guidance for grade related retail uses; maximum height in Character Areas with narrow right-of-ways; and more clarity and elaboration regarding the minimum 5 hours of sunlight and stepbacks requirements. Minor corrections to the Retail Priority and Character Area maps are also needed, and a few Performance Standards were deemed redundant and are suggested to be removed altogether. A summary of the feedback is documented in Attachment 1, while the data collected is presented in Attachment 2.

## **Background Information (Committee)**

(August 28, 2015) Report from the Chief Planner and Executive Director, City Planning on Mid-Rise Building Performance Standards Monitoring

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84123.pdf>

Attachment 1: Chart of Comments and Recommended Actions

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84124.pdf>

Attachment 2: Data Summary

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84125.pdf>

Attachment 3: Draft Visual Inventory - Part 1

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84126.pdf>

Attachment 3: Draft Visual Inventory - Part 2

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84098.pdf>

Attachment 3: Draft Visual Inventory - Part 3  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84099.pdf>)  
Attachment 3: Draft Visual Inventory - Part 4  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84120.pdf>)  
Attachment 3: Draft Visual Inventory - Part 5  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84121.pdf>)  
Attachment 3: Draft Visual Inventory - Part 6  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84122.pdf>)  
Attachment 3: Draft Visual Inventory - Part 7  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84130.pdf>)  
Attachment 4: New Table of Contents  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84127.pdf>)  
Attachment 5: Summary of Survey  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84128.pdf>)  
Attachment 6: Chief Planner Roundtable Summary  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-84129.pdf>)

### **Background Information (City Council)**

(October 27, 2015) Supplementary report from the Chief Planner and Executive Director, City Planning on Mid-Rise Building Performance Standards Monitoring (PG7.1a)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/bgrd/backgroundfile-85288.pdf>)

### **Communications (Committee)**

(September 13, 2015) E-mail from Brian Graff (PG.Main.PG7.1.1)  
(September 14, 2015) E-mail from Ralph Daley, President, Grange Community Association (PG.Main.PG7.1.2)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55682.pdf>)  
(September 11, 2015) E-mail from Veronica Wynne, Director, Swansea Area Ratepayers Association (PG.Main.PG7.1.3)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55683.pdf>)  
(September 15, 2015) E-mail from David Harrison, Chair, Annex Residents' Association (PG.Main.PG7.1.4)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55684.pdf>)  
(September 15, 2015) E-mail from Susan Dexter, Harbord Village Residents' Association (PG.Main.PG7.1.5)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55685.pdf>)  
(September 15, 2015) E-mail from E.L. Cramp, Secretary, High Park Residents' Association (PG.Main.PG7.1.6)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55679.pdf>)  
(September 15, 2015) E-mail from Catherine Mitchell, Garment District Neighbourhood Association (PG.Main.PG7.1.7)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55680.pdf>)  
(September 15, 2015) E-mail from Jessica Wilson, Vice-President, Ossington Community Association (PG.Main.PG7.1.8)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55681.pdf>)  
(September 15, 2015) Letter from the Confederation of Resident and Ratepayers Association in Toronto, Executive Team (PG.Main.PG7.1.9)  
(<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55686.pdf>)

(September 15, 2015) E-mail from Sheila Dunlop, Secretary, South Armour Heights Residents' Association (PG.Main.PG7.1.10)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55687.pdf>

(September 15, 2015) Letter from Eileen Denny, President, Teddington Park Residents' Association Inc. (PG.Main.PG7.1.11)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55688.pdf>

(September 16, 2015) E-mail from Peggy Moulder, Secretary, Lakeshore Planning Council Corp. (PG.Main.PG7.1.12)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-55689.pdf>

(October 6, 2015) Letter from Timothy Dobson, Chairman, Lakeshore Planning Corp. (PG.New.PG7.1.13)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56582.pdf>

(October 6, 2015) Letter from Tina Leslie, representing the Junction Heritage Conservation District (HCD) Committee (PG.New.PG7.1.14)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56699.pdf>

(October 6, 2015) Letter from Eileen Denny, on behalf of Confederation of Resident & Ratepayer Association in Toronto Executive Team (PG.New.PG7.1.15)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56708.pdf>

(October 7, 2015) E-mail from Christopher Harris (PG.New.PG7.1.16)

(October 7, 2015) E-mail from Paula Baker (PG.New.PG7.1.17)

(October 7, 2015) Letter from Jay Zimmerman, Member of the Executive Committee, Bloor West Village Residents Association (PG.New.PG7.1.18)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56715.pdf>

(October 7, 2015) E-mail from Christena Chruszez (PG.New.PG7.1.19)

(October 7, 2015) E-mail from Jan Hykamp, Greater Beach Neighbourhood Association (PG.New.PG7.1.20)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56718.pdf>

(October 7, 2015) Letter from Geoff Kettel and Cathie Macdonald for the Federation of North Toronto Residents' Association (PG.New.PG7.1.21)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56719.pdf>

(October 8, 2015) E-mail from Angela McMonagie (PG.New.PG7.1.22)

(October 8, 2015) E-mail from Maria C. Lomas (PG.New.PG7.1.23)

(October 8, 2015) E-mail from William deBacker (PG.New.PG7.1.24)

(October 8, 2015) E-mail from Mel Gardner (PG.New.PG7.1.25)

(October 8, 2015) E-mail from Karen Buck (PG.New.PG7.1.26)

(October 7, 2015) Letter from William Roberts, Chair, Confederation of Resident and Ratepayer Associations in Toronto (PG.New.PG7.1.27)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56618.pdf>

(October 8, 2015) E-mail from Audrey Kvedaras (PG.New.PG7.1.28)

(October 8, 2015) E-mail from David Andrew Nicholson, President, Playter Area Residents' Association (PG.New.PG7.1.29)

<http://www.toronto.ca/legdocs/mmis/2015/pg/comm/communicationfile-56743.pdf>

### **Communications (City Council)**

(October 8, 2015) E-mail from Ruby Patrickson (CC.Main.PG7.1.30)

(October 8, 2015) E-mail from Joseph Pelletier (CC.Main.PG7.1.31)

(October 8, 2015) E-mail from Maria Wacyk (CC.Main.PG7.1.32)

(October 8, 2015) E-mail from Megan Smith (CC.Main.PG7.1.33)  
(October 10, 2015) E-mail from Wai Fai (CC.Main.PG7.1.34)  
(October 26, 2015) E-mail from Des Layland (CC.Main.PG7.1.35)  
(October 28, 2015) Submission from Brian Graff (CC.Supp.PG7.1.36)  
(October 28, 2015) Letter from Cathie Macdonald, Co-Chair FoNTRA and Geoff Kettel, Co-Chair FoNTRA and F.U.N. representative (CC.Supp.PG7.1.37)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-56998.pdf>)  
(October 29, 2015) Letter from Jessica Wilson, Vice-President, Ossington Community Association (CC.Supp.PG7.1.38)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-56999.pdf>)  
(October 30, 2015) E-mail from Jim Baker, President, on behalf of Avenue Road Eglinton Community Association (ARECA) (CC.Supp.PG7.1.39)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57006.pdf>)  
(October 31, 2015) E-mail from Joanne Laplante (CC.New.PG7.1.40)  
(October 31, 2015) E-mail from Bob Warburton (CC.New.PG7.1.41)  
(November 1, 2015) E-mail from Ronald M. Haynes (CC.New.PG7.1.42)  
(October 2, 2015) E-mail from E. L. Cramp, Secretary, High Park Residents' Association (CC.New.PG7.1.43)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57019.pdf>)  
(November 2, 2015) Letter from Danielle Chin, Senior Manager, Policy and Government Relations, Building Industry and Land Development Association (CC.New.PG7.1.44)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-56977.pdf>)  
(November 2, 2015) E-mail from Sharon Rose Airhart (CC.New.PG7.1.45)  
(November 2, 2015) E-mail from Volker Masemann (CC.New.PG7.1.46)  
(October 30, 2015) E-mail from Stephen Wickens on behalf of the DECA Visioning Committee (CC.New.PG7.1.47)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57034.pdf>)  
(November 2, 2015) Letter from Eileen Denny, Vice Chair, Confederation of Resident and Ratepayer Associations Inc. (CC.New.PG7.1.48)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57046.pdf>)  
(November 3, 2015) Letter from Eileen Denny, President, Teddington Park Residents Association Inc. (CC.New.PG7.1.49)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57065.pdf>)  
(November 3, 2015) E-mail from Jilian Saweczko (CC.New.PG7.1.50)  
(November 2, 2015) Letter from Geoff Kettel and Carol Burtin Fripp, Co-Presidents, Leaside Property Owners Association Incorporated (CC.New.PG7.1.51)  
(<http://www.toronto.ca/legdocs/mmis/2015/cc/comm/communicationfile-57083.pdf>)

## **Speakers**

Tina Leslie, Chair, Junction HCD Committee

Michael Rosenberg

Max Allen, VP for Planning and Development, Grange Community Association

Eileen Denny, President, Teddington Park Residents Association Inc. (TPRA)

William H. Roberts, Chair, Confederation of Resident and Ratepayer Associations in Toronto

Veronica Wynne, Director, Swansea Ratepayers Association

Geoff Kettel, Co-Chair, FONTRA (Federation of North Toronto Residents' Association)

Jack Winberg, President & Chief Executive Officer, Rockport  
Councillor Sarah Doucette