



## STAFF REPORT ACTION REQUIRED

### Mid-Rise Building Performance Standards Monitoring

<b>Date:</b>	April 20, 2016
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2016\ClusterB\PLN\PGMC\PG16057

#### SUMMARY

This report is supplementary to the Mid-Rise Building Performance Standards Monitoring report (March 11, 2016). The purpose of this report is to address Planning and Growth Management Committee's deferral decision at the April 6, 2016 meeting. (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG11.3>). As per the Committee's request, this supplementary report includes a discussion on the Structure Map from the Official Plan, which identifies where growth will occur. The report also includes a revised Attachment 1: Mid-Rise Buildings Performance Standards Addendum (April 20, 2016) for City Council's consideration and approval.

The revised Addendum (April 20, 2016), incorporates comments received from members of Council and the Swansea Area Ratepayers Group during and subsequent to the April 6, 2016 Planning and Growth Management Committee meeting. New revisions to the Addendum are indicated by **bold and underlined text**. The identified changes are generally minor in nature and seek to further clarify the recommended actions contained within the Addendum.

City Council's approval of the revised Addendum (April 20, 2016) is recommended as an interim approach to ensure that the feedback and recommendations from the monitoring period, stakeholder consultations and recent Committee and Council meetings are considered together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable, until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines in late 2017.

## **RECOMMENDATIONS**

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

1. City Council approve the revised Mid-Rise Building Performance Standards Addendum (April 20, 2016), Attachment 1 of this report, for City staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable, until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines in the fourth quarter of 2017; and
2. City Planning staff be requested to consult further on the Mid-Rise Building Performance Standards as part of the Five Year Review of the Official Plan and that staff propose policies with respect to mid-rise buildings to be incorporated into the Official Plan.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The following decisions are subsequent to the Decision History outlined in the March 11, 2016 Mid-Rise Building Performance Standards Monitoring report

On April 6, 2016, Planning and Growth Management considered item PG11.3 Mid-Rise Building Performance Standards Monitoring and decided to defer consideration of the item until the May 11, 2016 meeting. As part of the deferral decision, The Chief Planner and Executive Director, City Planning was requested to prepare a report with the Structure Map included in the Official Plan, which identifies where growth will occur, amend the Addendum and receive any comments on Attachment 1 in the March 11, 2016 report. (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG11.3>)

### **ISSUE BACKGROUND**

Following consideration of the March 11, 2016 Mid-Rise Buildings Performance Standards Monitoring report at the April 6, 2016 meeting of Planning and Growth Management Committee, it was decided by Committee that further information and clarification is required. In addition to minor points of correction and clarification requested for the Addendum (Attachment 1), a number of questions and comments were raised relating to the applicability of the Performance Standards and the need to better understand where mid-rise development may occur. This supplementary report addresses the issues raised during and subsequent to the April 6, 2016 Committee meeting.

### **COMMENTS**

As noted, this report is supplementary to the Mid-Rise Building Performance Standards Monitoring report (March 11, 2016). The purpose of this report is to address Planning

and Growth Management Committee's deferral decision at the April 6, 2016 meeting with a discussion of the Structure Map from the Official Plan and by providing a revised Attachment 1: Mid-Rise Buildings Performance Standards Addendum (April 20, 2016) for City Council's consideration and approval.

### Understanding Where Growth will Occur

Chapter 2 of the Official Plan sets out the City's long term growth management strategy, and identifies areas where growth should and should not go. As the Plan states, "growth areas" are locations where good transit access can be provided along transit routes and at rapid transit stations. These areas are shown on Map 2 of the Official Plan as *Avenues*, *Centres*, *Downtown and the Central Waterfront* and *Employment Areas*.

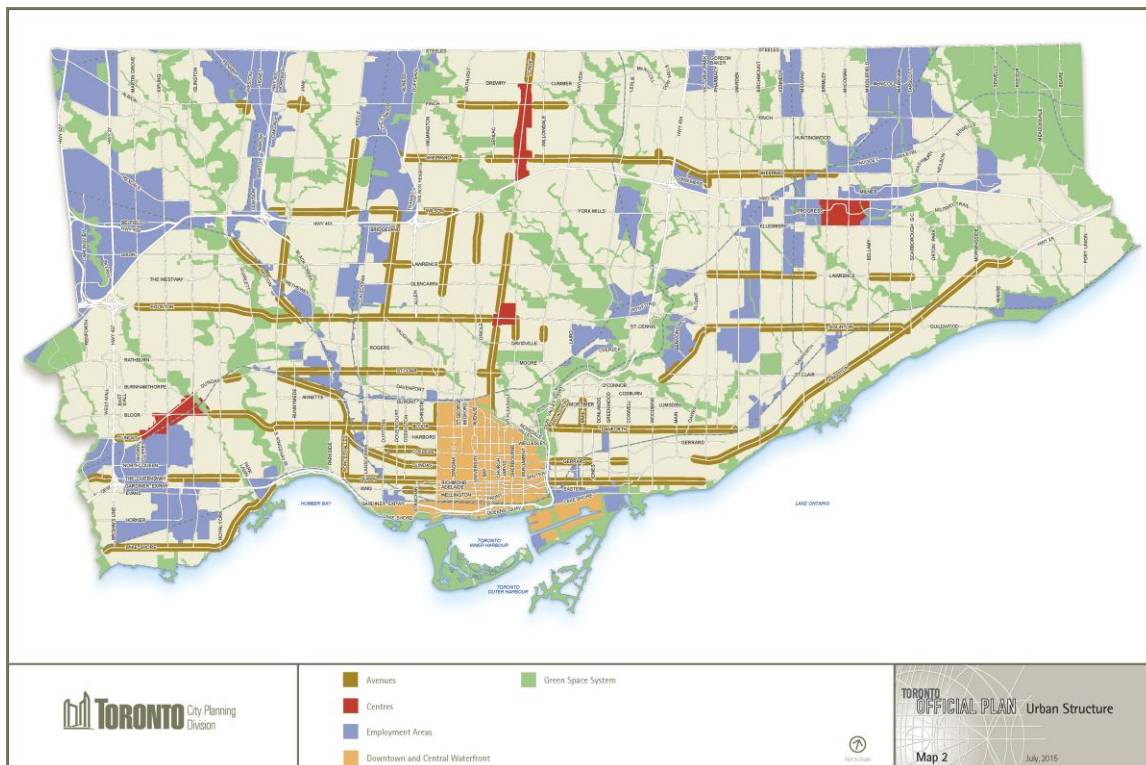


Figure 1: Official Plan – Map 2 Urban Structure

In July 2010, City Council adopted Mid-Rise Building Performance Standards to provide guidance on how to grow and intensify the City's *Avenues* in a way that is compatible with the adjacent neighbourhoods through appropriately-scaled and designed buildings (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>). While the *Avenues* were identified for study and 36 Mid-Rise Building Performance Standards emerged, *Avenues* are not the only locations within the City where mid-rise development may be appropriate and occur. Results from the five-year mid-rise monitoring period demonstrate that mid-rise development has been approved in both *Avenue* and non-*Avenue* locations across the City.

The Official Plan's growth management strategy is set out in Chapter 2 and is implemented through the land use designations set out in Chapter 4, which direct growth toward certain areas and away from others. Four land use designations, *Mixed Use Areas*, *Employment Areas*, *Regeneration Areas* and *Institutional Areas* are identified by the Official Plan as "Designations for Growth" and are intended to accommodate most of the increased jobs and population anticipated by the Plan's growth strategy. Furthermore, while *Apartment Neighbourhoods* are considered one of the "stable" areas within the Plan, there may be opportunities for additional townhouses or apartments on underutilized sites. Specific development criteria that guide potential infill redevelopment in *Apartment Neighbourhoods* are set out in Policy 2 of Section 4.2 to evaluate such situations. Growth in the five above-noted land use designations will differ in scale and intensity, but in some cases may employ a mid-rise built form.

While implementation of the Official Plan may result in mid-rise buildings in certain locations, the Plan does not currently define mid-rise built form, nor does it connect policies for managing growth with this specific building typology. Conversely, the *Avenues & Mid-Rise Building Study* (2010) was undertaken to connect the Official Plan's intensification and growth objectives with a particular built form solution; that being mid-rise development along the *Avenues*.

Although the intention of the Study was to provide Performance Standards for mid-rise buildings on the *Avenues*, in many cases the Standards can be considered useful and appropriate to help guide the review of proposals for mid-rise buildings in growth areas not on *Avenues*. The Recommended Actions for "Applicability of the Performance Standards" outlined within the revised Addendum (April 20, 2016) provide specific criteria regarding when and how the Performances Standards should or should not apply. At no time, however, does satisfying the criteria for applicability imply "as-of-right" permissions for a given site. In addition to meeting the criteria, all applications must satisfy all relevant Official Plan policies applying to a subject site.

### **Mid-rise Building Performance Standards Addendum – Revised**

The revised Mid-Rise Buildings Performance Standards Addendum (April 20, 2016) is set out in Attachment 1 for City Council's consideration and approval.

The revised Addendum, incorporates comments received from members of Council and the Swansea Area Ratepayers Group during and subsequent to the April 6, 2016 Planning and Growth Management Committee meeting. New revisions to the Addendum are indicated by **bold and underlined text**. The identified changes are generally minor in nature and seek to further clarify the Recommended Actions within the Addendum.

Changes to the Recommended Actions are included in the following sections:

- Flexibility
- Applicability of Performance Standards
- Parking Standards
- Amenity Space
- Infrastructure

- #1: Maximum Allowable Height
- #6: Corner Sites: Heights & Angular Planes
- #8D: Side Property Line: Existing Side Windows
- #8E: Side Property Line: Side Street Setbacks

The Recommended Actions within the revised Addendum (April 20, 2016) are intended to serve as an interim supplement to the 2010 approved Mid-Rise Building Performance Standards while updated Mid-Rise Building Design Guidelines are prepared in consultation with all stakeholders and approved by City Council in late 2017.

## **Conclusion**

City Council's approval of the revised Addendum (April 20, 2016) is recommended as an interim approach to ensure that the feedback and recommendations from the monitoring period, stakeholder consultations and recent Committee and Council meetings are considered together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable, until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines in late 2017. The revised Addendum will also be used to inform the development of draft urban design policies for public consultation as part of the Five Year Official Plan Review.

## **CONTACT**

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## **SIGNATURE**

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City Planning Division

## **ATTACHMENTS**

Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016)