

**From:** [Park Thisismypark](#)  
**To:** [Planning and Growth Management Committee](#)  
**Subject:** Agenda Item PG9.8 Mid Rise Performance Standards  
**Date:** Wednesday, January 20, 2016 4:44:32 AM  
**Attachments:** [PGMC Jan 20, 2016 - CORRA Letter - PG9.8 Mid-Rise Performance Standards.pdf](#)

---

Agenda Item PG9.8 Mid Rise Performance Standards

---

To all Members of Planning & Growth Management Committee

I am writing in support of Corra's position.

E L Cramp  
Secretary,  
High Park Residents' Association



**Confederation of Resident & Ratepayer  
Associations in Toronto**

January 19, 2016

Planning and Growth Management Committee  
10<sup>th</sup> Floor West Toronto City Hall, 100 Queen Street West  
Toronto, Ontario M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator  
Email: pgmc@toronto.ca

**Dear Chair David Shiner and Members of Planning and Growth Management Committee:**

**PG9.8:** Mid-Rise Building Performance Standards Monitoring (Ward All)  
Planning and Growth Management Committee Meeting No. 9 – January 20, 2016

CORRA wishes to thank Members of Council for their decision to refer agenda item PG7.1 – Mid-Rise Building Performance Standards Monitoring – back to Planning and Growth Management Committee (PGMC) for further consideration.

CORRA also notes that planning staff have corrected or have recognized the corrections and the appropriate documents have or will be revised as confirmed.

CORRA welcomes the opportunity to address Council's referral. For ease of reference, we provide a chart [see **Attachment A**] summarizing the Committee's PG7.1 October recommendations, including planning staff's supplementary report PG7.1a and Council's November motions to facilitate a comprehensive response.

CORRA request Council's referral for further consideration to include all written submissions received and the following additional amended motions, comments and objections, as supported by the summary of recommendations in Attachment A:

**ADDITIONAL AMENDED MOTIONS FOR FURTHER CONSIDERATION:**

Recommendation 1:

(a) be amended to include 0.8:1 maximum height ratio in Character Areas on the four prevailing right of ways 20m, 27m, 30m and 36m and that the 0.8:1 ratio may be lowered as determined by the existing local context.

(d) the motion be amended such that the overall height will be subject to a 45 degree angular plane on the front of the building facing the Avenue at a height measuring 60% of the right of way or the minimum height of 10.5m, whichever is higher, and to include buildings in Character Areas, except where the angular plane in a local planning study or in the existing zoning permission is more restrictive.

Recommendation 2:

City planning staff be directed 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 of the supplementary report (dated October 27, 2015), the written submissions received, the additional motions, as may be amended or augmented, and the report's 'Recommended Actions' section of Attachment 1 of staff report dated August 28, 2015, as part of Council's request for further consideration and to provide a report to Planning and Growth Management Committee no later than first quarter 2016 with Notice to residents, ratepayers and their groups and other interested members of the public that would allow the public to make representations on the revised recommendations to the Mid-Rise Performance Standards.

Recommendation 3:

City planning staff be directed to consult and inform Resident and Ratepayer groups and other interested community members with full and proper Notice on issues of implementation of the Mid-Rise Buildings Performance Standards that will address the 'Applicability of Performance Standards' as noted in the Recommended Actions of Attachment 1 of the staff report dated August 28, 2015 before draft Guidelines are released in the first quarter of 2016.

In addition, City Planning Staff be directed to report on the feasibility to include CORRA's broader questions of cost -- direct, indirect, intended and unintended -- should the proposed Mid-Rise Guidelines be expanded to areas not intended and the manner in which it plans to proceed.

Recommendation 4:

City planning staff be directed to continue the development of draft built form with added consultation requirements with full and proper Notice should significant portions of the built form policies include policies for mid-rise buildings that were not part of the initial consultation. These additional consultations are to be scheduled well in advance of any release of draft OP policies for built form.

**COMMENTS AND OBJECTIONS:**

CORRA does not object to motion 1(b) and supports the motion where habitable space not be located above the maximum allowable building height as noted as Recommendation 1 (e) in Attachment A. However, CORRA does not support the inclusion of zoning by-law density in guidelines.

**SUMMARY:**

CORRA's additional recommendations are consistent with our previous requests on the Mid Rise Issue that:

- Fair and transparent due process is a precursor to good decision making and in this instance good planning which include proper Notice to all members of the public and

their groups who have an interest or may be directly impacted and allows the opportunity to receive sufficient information to understand and make meaningful representations that will be considered before a final decision is made;

- The Mid-Rise Guidelines be limited to its original intent and should the Guidelines consider other areas outside the *Avenues* then appropriate, comprehensive studies are required; and
- CORRA maintains that *Avenues* and other relevant Area Studies are necessary prior to the application of guidelines. Such studies consider at the minimum, the whole of a segment, not simply the site; the studies are crucial for ensuring that any mid-rise intensification is context-sensitive; and the studies are crucial to ensuring that soft and hard infrastructure capable of supporting any mid-rise intensification is in place.

Thank you for your consideration.

Sincerely,

**CORRA's Executive Team**  
[corratoronto@gmail.com](mailto:corratoronto@gmail.com)

Encls.

**Attachment A**: CORRA's Summary of Motions and Recommendations for Further Consideration

**ATTACHMENT A: CONFEDERATION OF RESIDENT AND RATEPAYER ASSOCIATIONS (CORRA) RECOMMENDATIONS [SEE NOTES]  
 PLANNING AND GROWTH MANAGEMENT COMMITTEE (PGMC) MEETING JANURAY 20<sup>TH</sup>, 2016  
 AGENDA ITEM PG9.8: MID-RISE BUILDING PERFORMANCE STANDARDS MONITORING – COUNCIL REFERRAL**

COMMITTEE PG7.1 AND SUPPLEMENTARY REPORT PG7.1a RECOMMENDATIONS	COUNCIL MOTIONS <b>Cllr DiGiorgio; Cllr Doucette; Cllr Matlow</b>	CORRA’S RECOMMENDATIONS TO COMBINED COMMITTEE RECOMMENDATIONS & MOTIONS
<b>RECOMMENDATION 1:</b> City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:	1. City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:	<b>CORRA’s RECOMMENDATION 1:</b>
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	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>excluding areas that have a local planning study that speaks to different heights, or existing zoning permission that exceeds 16m;</b>	a. including 0.8:1 maximum height ratio in Character Areas as defined in the Avenues and Character Area Map, as revised, <u>on the four prevailing right of ways, 20m, 27m, 30m and 36m</u> as shown on Map (3) of the Official Plan, <u>and that the 0.8:1 ratio may be lowered as determined by the existing local context.</u>
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.	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;	b. No change.
	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;	c. CORRA <u>does not</u> support the inclusion of zoning by-law density in guidelines. The request should be considered as an amendment to zoning for certainty, application, and enforcement. Alternatively, it could be part of the OP review to differentiate the scale of intensification of Mixed Use Areas outside the Avenues.
	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	d. The motion be replaced with the following: “Overall height will be subject to a 45 degree angular plane on the front of the building facing the main street from a height of 60% of the

COMMITTEE PG7.1 AND SUPPLEMENTARY REPORT PG7.1a RECOMMENDATIONS	COUNCIL MOTIONS <b>Cllr DiGiorgio; Cllr Doucette; Cllr Matlow</b>	CORRA'S RECOMMENDATIONS TO COMBINED COMMITTEE RECOMMENDATIONS & MOTIONS
	grade begin at a height that is equal to sixty percent of the street right-of-way on which the lot has frontage.	right of way or the minimum height of 10.5m, whichever is higher that front the Avenue including buildings in the Character Areas, except where the angular plane in a local planning study or in the existing zoning permission is more restrictive.”
<p><u>1. Supplementary Report 7.1a:</u> 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.</p>	<p><b>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.</b></p>	<p><b>e.</b> No change. CORRA supports this recommendation and denotes this as ‘1 (e)’ of the combined motions and recommendations.</p>
<p><b>RECOMMENDATION 2:</b> 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.</p> <p><u>2. Supplementary Report 7.1a:</u> 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</p>	<p><b>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.</b></p>	<p><b>CORRA's RECOMMENDATION 2:</b> City Council direct planning 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 of the supplementary report (dated October 27, 2015), the written submissions received, the additional motions, as may be amended or augmented, and the report's 'Recommended Actions' section of Attachment 1 of staff report dated August 28, 2015, as part of Council's request for further consideration and to provide a report to Planning and Growth Management Committee no later than first quarter 2016 with Notice to residents, ratepayers and their groups and other interested members of the public that would allow the public to make representations on the revised recommendations to the Mid-Rise Performance Standards prior to making any changes.</p>

COMMITTEE PG7.1 AND SUPPLEMENTARY REPORT PG7.1a RECOMMENDATIONS	COUNCIL MOTIONS <b>Clr DiGiorgio; Cllr Doucette; Cllr Matlow</b>	CORRA'S RECOMMENDATIONS TO COMBINED COMMITTEE RECOMMENDATIONS & MOTIONS
<p><b>RECOMMENDATION 3:</b> 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.</p>	<p>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.</p>	<p><b>CORRA's RECOMMENDATION 3:</b> City Planning Staff be directed to update the Avenue &amp; Mid-Rise Buildings Study to the City of Toronto Urban Design Guideline to be used in the review of mid-rise buildings only following the release of a <u>draft version of such Guidelines</u> resulting from City Planning staff :</p> <p>a. Providing full and proper Notice to consult and inform Resident and Ratepayer groups and other interested community members on issues related to the implementation of the Mid-Rise Buildings Performance Standards in the first quarter of 2016.</p> <p>The issues related to implementation will include:</p> <ul style="list-style-type: none"> <li>i. The applicability of the mid-rise guidelines being applied beyond the Avenues.</li> <li>ii. The applicability of the mid-rise guidelines being used on a site-by-site basis without appropriate area studies.</li> <li>iii. The applicability of the mid-rise guidelines being used to override or amend existing zoning, area zoning, and area plans without appropriate study, and secondary plans without comprehensive studies.</li> <li>iv. The applicability of the mid-rise guidelines being used to override applicable zoning by-laws such as density.</li> </ul> <p>[issues i to iv, as noted in the Recommended Actions under the "Applicability of Performance Standards"]</p>

COMMITTEE PG7.1 AND SUPPLEMENTARY REPORT PG7.1a RECOMMENDATIONS	COUNCIL MOTIONS Cllr DiGiorgio; Cllr Doucette; Cllr Matlow	CORRA'S RECOMMENDATIONS TO COMBINED COMMITTEE RECOMMENDATIONS & MOTIONS
		To implement any one of the above issues singularly or in combination and extending the use of mid-rise guidelines to areas outside the <i>Avenues</i> as originally intended, to areas with land use designations of <i>Mixed Use Areas, Employment, Institutional</i> and some <i>Apartment Neighbourhoods</i> require appropriate area studies at a minimum and comprehensive studies when secondary plans are involved. All these studies require a decision making process that is outlined in and required by the City's OP and Planning Act.
	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.	b. No change.
	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.	c. The request to report on feasibility to address CORRA's questions as noted in our November 2015 submission: What costs will be borne on the City's current and future taxpayers when tall (1:1 and more) and mid-rise buildings are permitted most everywhere outside areas designated for growth? Has the City considered the unintended and indirect costs of displacement, housing affordability, additional service requirements and the potential cannibalization of existing vibrant communities that work? Is the City going to continue to rely on the existing hard infrastructure in place to service



COMMITTEE PG7.1 AND SUPPLEMENTARY REPORT PG7.1a RECOMMENDATIONS	COUNCIL MOTIONS Cllr DiGiorgio; Cllr Doucette; Cllr Matlow	CORRA'S RECOMMENDATIONS TO COMBINED COMMITTEE RECOMMENDATIONS & MOTIONS
		this widespread buildout? And is this how the City proposes to manage growth?
<p><b>RECOMMENDATION 4:</b> 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</p>	<p>Councillor Doucette's motion no. 2 above could also be seen as modifying the Committee Recommendation 4.</p>	<p><b>CORRA'S RECOMMENDATION 4:</b> City Council request City Planning Staff to continue the development of draft built form policies with added consultation requirements should significant portions of the built form policies include policies for mid-rise buildings that were not part of the initial consultations. These additional consultations are to be scheduled well in advance of any release of draft OP policies for built form.</p>
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. Motions are colour coded to make clear the motions have been considered jointly. <b>Blue for Cllr DiGiorgio; Red for Cllr Doucette; and Green for Cllr Matlow.</b></li> <li>2. The summary chart was prepared to match the motions to the original Committee and Supplementary Report (PG7.1a) Recommendations for Agenda Item PG7.1 and to address the combined recommendations as part of the Council's decision to refer the matter back for further consideration. The summary chart is part of CORRA's written submission dated January 19, 2016.</li> <li>3. CORRA's recommendations rests on the foundation that: <ol style="list-style-type: none"> <li>i. Proper and full due process including Notice is to be respected with all Council decisions and in particular when changes are contemplated to the OP policies and zoning;</li> <li>ii. The Mid-Rise Performance Standards be limited to the <i>Avenues</i> as originally intended; and</li> <li>iii. CORRA's position remains that <i>Avenues</i> and other relevant Area Studies are necessary prior to the application of guidelines. Such studies consider at the minimum, the whole of a segment, not simply the site; the studies are crucial for ensuring that any mid-rise intensification is context-sensitive; and the studies are crucial to ensuring that soft and hard infrastructure capable of supporting any mid-rise intensification is in place.</li> </ol> </li> </ol> <p>Source Information: Planning and Growth Management Committee Meeting Agenda Item PG9.8  <a href="http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.8">http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.8</a></p>		