

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

Mr. David Shiner, Chair, Planning and Growth Management Committee,  
Ms. Nancy Martins, Secretariat Contact,  
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January 18, 2016

Ref: Agenda Item PG9.8: Mid-Rise Building Performance Standards Monitoring,  
Planning and Growth Management Committee, January 20, 2016 Committee Room 1,  
City Hall, Toronto.

(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83197.pdf>)

Attachment 1: Chart of Comments and Recommended Actions

(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83198.pdf>)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.8>

Dear Mr. Shiner,

Further to the Agenda Item PG9.8 at the Planning and Growth Committee of January 20, 2016, I am writing to ensure that the amendment and deputation issues of the Swansea Area Ratepayers Association are included in the Mid-Rise Guidelines **Chart of Comments and Recommended Actions**.

We have rewritten our priority issues (from our prior deputations) in the form of amendments at the end of this letter and request that the Committee ensure their inclusion on the amended chart by approving Councillor Doucette's motion directing the inclusion of all deputations' issues on the Chart of Comments and Recommendations.

Once this motion is passed, we ask the Committee to direct Planning Staff to rewrite the Chart to reflect the changes and deputation inclusions, bringing it back to the next Planning & Growth Committee meeting for final approval before it goes to City Council. This approach will assure our communities that there is legitimacy to this process.

Yours sincerely,

*Veronica Wynne*

Veronica Wynne, SARA Director,  
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Cont'd: Swansea Area Ratepayers Association's amendments/deputations .....

Amendments for Mid-Rise Guidelines Performances Standards  
Planning and Growth Committee – January 20, 2016

**Applicability of Performance Standards**

Rationale

Performance Standards of the Mid-Rise Guidelines should not be used to undermine any Secondary Plans and should be restricted to Avenue Areas

Current

As well, they may apply in some Secondary Plan Areas where the Plan may not be up to date or where they are specifically referenced through comprehensive studies.

**\*Amendment**

**Performance Standards may apply in some Secondary Plan Areas where the Plan is specifically referenced through comprehensive studies.**

Current

Recommend that the Performance Standards should apply to sites that meet all three of these criteria:

- In areas with existing land use designations for *Mixed Use Areas, Employment, Institutional* or some *Apartment Neighbourhoods* where existing built form context supports mid-rise development AND
- Front onto Major Streets on Map 3 of the Official Plan AND
- Have planned right-of-way 20 metres or wider.

**\*Amendment**

**a) Mid-Rise Performance Standards are to be applied to and be limited to the Avenues with this change:**

**Recommended that the Performance Standards should apply:**

- **Where there are no height and density limits in the Plan and no area zoning implementing the Plan, height and density aspects of the proposal will be determined on the basis of an area review such as that undertaken to implement Subsection 2.2.3.3.(b) of the Official Plan.**
- **Council will have due regard for the existing and planned contexts and may consider the need for a Secondary or Area Plan**

**b) Mid-Rise Performance Standards / Guidelines will ensure area studies are performed if standards are used beyond the Avenues.**

## **#1 Maximum Allowable Height**

### Rationale

To amend Recommended Actions under 2010 Performance Standard concerning Height to remove the projected height and wrap around amenity space as follows:

### Current

Include principle of a 'ratio of 1:1 between *total building height* and planned right of way' in the Official Plan's Built Form Policies

- Clarify that the definition of *total building height* is measured as the distance between the elevation of the established grade and the elevation of the highest point on the building (excluding only the mechanical penthouses).
- Consider (lower) 0.8:1 ratio (or 16 metre height limit) in Character Areas with 20m right-of-way.
- Consider if any height exceptions may apply.
- Clarify that the Performance Standards were not intended to apply to right-of-way wider than 36m.

### **\*Amendment**

Include principle of a 'ratio of 1:1 between *total building height* and planned right of way' in the Official Plan's Built Form Policies:

- Clarify that the definition of *total building height* is measured as the distance between the elevation of the established grade and the elevation of the highest point on the building (excluding only the mechanical penthouses).
- Apply (lower) 0.8:1 ratio (or 16 metre height limit) in Character Areas with 20m right-of-way
- If any height exceptions that exceed this ratio may apply after consultation with stakeholders, interested members of the public and BIAs, ratepayers, residents, tenants and their groups.
- Clarify that the Performance Standards were not intended to apply to right-of-way wider than 36m.
- Mechanical Penthouses should be encouraged to be within the total building height limit.

## **#13: Roofs & Roof Scapes**

### **\*Amendment**

**Amend** this part of the Recommended Actions by ADDING the words:

- **Mechanical Penthouses should be encouraged to be within the total building height limit.**

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