



January 22, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH18.14 - Thermal Comfort Guidelines: For Large Area Studies, Public Realm Capital Projects, and Large Site Developments - Final Report

Dear Councillor Gord Perks, Chair and Members, Planning and Housing Committee,

The Federation of North Toronto Residents Associations (FoNTRA) is in strong support of the recommendations of this excellent report that reveals the importance of thermal comfort, and recommends ways to ensure that thermal comfort is considered in large area studies, public realm capital projects, and large site developments.

Thermal comfort is of course important for the wider public realm of our streets – sidewalks. This comfort is greatly affected by the abutting private developments. As our City grows more and more tall buildings applications are being approved. Parts of the FoNTRA area have seen recent development of increasing high buildings which greatly impact wind conditions at grade that can make walking in the sidewalk a challenge – such as Bloor Street East around Mount Pleasant, the east side of Yorkville, and Yonge and Eglinton. Other areas, such as Deer Park, and Bayview and Eglinton are now seeing tall building applications. These new developments are being approved based on wind study reports undertaken by consultants for the applicant, which are deemed as acceptable by the City. But the results of acceptable wind study reports are not resulting in acceptable wind conditions.

Improved wind study requirements are required for tall buildings. Wind conditions now used for wind studies are those measured at Pearson Airport or the Waterfront, not at the development application site, and consequently wind conditions may well

be quite different. The current wind study requirement includes consideration of nearby existing approved applications but not applications not yet approved or potential future applications.

As well, for tall buildings, wind speed increases as it goes down the face of the building. The Thermal Comfort Guidelines recommend that tall buildings have podiums to reduce the impact of wind, a recommendation of the current City tall building guidelines. But many applications are approved without podiums or with podiums of inadequate depth.

Our streets must be safe from excessive wind.

FoNTRA therefore recommends that the Chief Planner:

- a. undertake a review of the current wind study requirements for tall buildings to enhance the requirements to better protect pedestrians; and**
- b. strengthen the tall buildings guidelines to stress the importance of having a significant podium to reduce the strong wind impacts of tall buildings.**

Respectfully submitted,

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

- c.c. Jason Thorne , Chief Planner and Executive Director, City Planning Division
Emilia Floro, Director, Urban Design, City Planning,
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The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.