



The voice  
of our  
community

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**

The Deer Park Residents Group strongly supports the recommendations of this excellent report that describes the importance of ensuring 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 also 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.

We are increasingly focused on the wind impacts of tall building applications as in the past few years we have had applications for 14 tall towers (over 35 storeys) with only one tower under construction. We are looking for better ways to ensure our new buildings do not create excessive wind on pedestrian areas, our sidewalks and open space.

There are two tools available to help mitigate bad wind conditions at street level.

1. A built form that includes a podium at the street frontage. This standard is included in the Tall Building Guidelines and in this report on Thermal Comfort Guidelines. In our review of development applications, we check that there is an adequate podium and if not we push to ensure there is one and are sometimes somewhat successful.
2. A wind study that shows acceptable conditions. But all wind study reports appear to say all is well. But it is not. Development applications include a developer-paid for wind study. Every approved building in the 44 to 50 storey range with many more coming) has provided a wind study that make the implausible claim that their building will not create unpleasant wind conditions for

pedestrians. We already have unpleasant wind conditions at Yonge and St Clair with most existing buildings being less than 20 storeys. These wind studies use unrealistic assumptions and exclude the worst 20% scenarios in their conclusions. Winds captured at 45 to 50 floors and channelled down to the sidewalk are extremely more intense than those captured at 20 storeys. And having a collection of these buildings together will create horrendous wind tunnels between them. **No study to date has considered the combined effect.**

Councillor Matlow provided for a Yonge St Clair wind study that will help better understanding of our local issues.

We also need better wind study standards for tall buildings.

- The existing wind conditions in urban areas with tall buildings will be much greater than the wind levels at Pearson Airport. We need a new way of measuring how a building rates in relation to acceptable conditions.
- The current wind study requirement includes consideration of nearby existing approved applications but not applications not yet approved or potential future applications.

Our streets must be safe from excessive wind.

**FoNTRA therefore recommends that the Chief Planner be requested to:**

- a. undertake a review of the current wind study requirements for tall buildings to better ensure acceptable conditions for 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,

Cathie Macdonald

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