

## Tall Buildings

Development in a mature urban environment like Midtown requires careful consideration of a building's location, scale, orientation and relationship to neighbouring properties and the public realm.

The proposed Plan includes general built form policies to ensure new buildings fit the Midtown vision, reinforce the valued character of the area and support high-quality public spaces and spaces within buildings.

The proposed policies provide clear direction regarding the appropriate location of tall buildings and maximum building heights (see maps at right) as well as floor plate dimensions, base building heights and more.

By establishing where tall buildings are and are not appropriate along with a height regime, the proposed Plan directs intense development to appropriate locations and provides clarity and certainty to property owners, developers, the community and decision-makers.

## KEY PROPOSED POLICIES

3.3.5

No tall buildings will be permitted on sites and/or areas not specifically identified as having tall building development potential or infill development potential. The types of buildings permitted on these sites and/or areas will be as defined in the specific Character Area policies and/or the policies in the Official Plan for lands designated Neighbourhoods.

3.3.14

Residential tall building floor plates will not exceed 750 m<sup>2</sup> measured from the exterior of the main walls at each floor above the base building (gross construction area), excluding balconies. The floor plate for a tall non-residential building may be permitted to exceed 750m<sup>2</sup> where it can be demonstrated to the satisfaction of the City that the impacts of a larger floor plate can be sufficiently mitigated.

3.3.15

Unless otherwise indicated in this Secondary Plan, development will set back the tower portion of a proposed building a minimum of 12.5 metres from the side and rear property lines or centre line of an abutting lane to ensure a separation distance of 25 metres or greater between the tower portion of proposed building and an existing or planned tall building...Where the heights of buildings exceed 30 storeys, the separation distance between tall buildings will be proportionally increased above the 30th storey by reducing the size of the tall building floor plate.

3.3.16

A minimum 12.5 metre separation distance will be required between the tower portion of a tall building and a school yard.





## Transition and Sunlight

The proposed Plan seeks to maintain the balance between Midtown's diverse neighbourhoods by mitigating the impact of new development on parks, open spaces and neighbouring buildings and streetscapes. Proposed policies maximizing sunlight and good wind conditions in the area's parks and public spaces will ensure that these spaces remain comfortable and user-friendly throughout the day and year.



Eglinton Park

## KEY PROPOSED POLICIES

3.3.18

Development will ensure coordination of tall building location, floor plates, orientation, setbacks and separation distances with other tall buildings on the same block to maximize access to sunlight and sky view for surrounding streets, parks, open space and properties, and to maximize comfort and enhance the utility of sidewalks, parks, open spaces (e.g. school yards, outdoor amenity spaces and privately-owned publicly-accessible open spaces) and institutional uses.

3.3.19

Development will be located and designed to protect access to sunlight on parks and open spaces. Development proposals will demonstrate that no net new shadow is cast on the following parks and open spaces on March 21st and September 21st from 9:18 a.m. to 6:18 p.m:

- (a) Eglinton Park, the largest and most significant park in the area;
- (b) Redpath Avenue Parkette and the proposed expansion to the Parkette as shown on Map 21-4;
- (c) June Rowlands Park;
- (d) Oriole Park;
- (e) Charlotte Maher Park; and
- (f) The school yard at Northern Secondary School shown on Map 21-4.

"Net new shadow" means shadow cast by a proposed development in excess of the shadow already cast by existing and approved buildings and structures as well as buildings and structures permitted as-of-right in the Zoning By-law.

3.3.21

Buildings will be sited, massed and designed to reduce and mitigate wind impacts on the public realm. Pedestrian-level wind conditions should be suitable for sitting and standing, with higher standards applied to sites adjacent to parks and open spaces, the Park Street Loop and priority and secondary retail streets identified on Map 21-11. Adjustments to building design may be required to mitigate wind impact. Adjustments may relate to the form, setbacks or stepbacks of building mass. Protective screens and other incidental add-ons or landscaping within public spaces may be utilized but should not be relied upon as the preferred wind mitigation.

3.3.23

Transition to Neighbourhoods will be achieved through a transition in building heights inclusive of base buildings, the provision of parkland and/or open space, or a combination thereof.

3.3.24

Development in Mixed Use Areas and Apartment Neighbourhoods will minimize shadow impacts on Neighbourhoods.