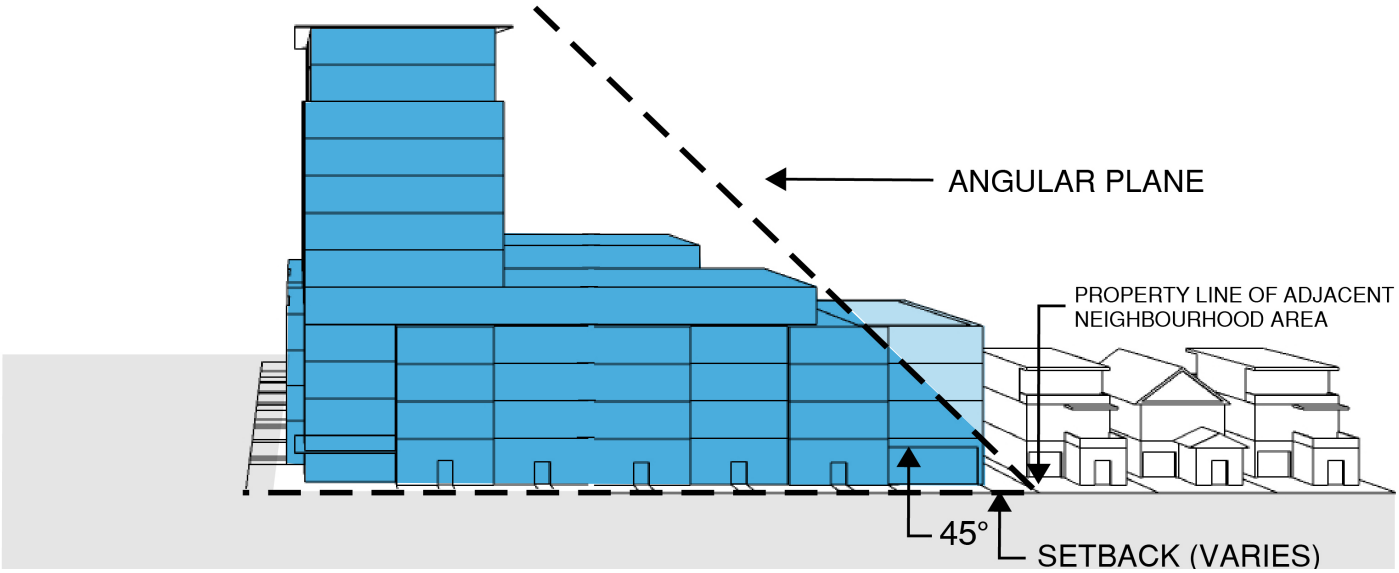
ANGULAR PLANE



INTENT:
To establish a minimum standard for transition of building heights and massing on lands where medium and high-rise building types are permitted immediately adjacent to lower scale Neighbourhood Low zones.

POLICY BASIS

Planning Act

34(4) For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures, the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.

Official Plan

2.3.3 (h) Strategic Growth Areas
2.4.2.1 (b) City-Wide Growth Management Policies
2.6.2.3 (f) Medium Density Development Policies
2.6.3.3(i) High Density Development Policies
2.6.5.3(b) Commercial District Development Policies
2.6.8.3 (e) SEED Development Policies
3.1.1 (b)(ii) Leadership in Design Excellence
3.3.3 (d) Mid-Rise Buildings
3.3.4 (a)(ii)(g) High-Rise Buildings

STANDARDS & RATIONALE

- Through case no. OLT-23-001120, the Ontario Land Tribunal established angular planes as an acceptable policy tool for regulating building height and massing.
- An angular plane is an imaginary line used to control the height and/or depth of buildings.
- Angular plane standards have been modified, from existing standards in By-law 2009-141, to be more flexible for infill developments, while still seeking to mitigate impacts of height and massing on adjacent Neighbourhood Areas.
- The standard is applied in very limited and specific locations; namely where mid-rise and high-rise buildings are permitted on a lot with a shared property line to an adjacent Neighbourhood Low zone. This condition is generally only found along Intensification Corridors and at the edge of Strategic Growth Areas.
- The angular plane is measured 45 degrees from a shared lot line, and for greater development flexibility, is taken from street level.
- Only building heights above the fourth (4th) storey (i.e. the maximum permitted height within a Neighbourhood Low zone) are required to be contained within the angular plane. Any required landscape buffers and setback standards still apply.
- Architects and developers may choose a variety of massing and design options within the plane (e.g. setting back taller building elements from shared lot lines with Neighbourhood Low zones, the use of podiums, step-backs and terraces etc.).