

Town Hall

Ward 16 – Don Valley East

City Planning

Monday, March 4, 2024



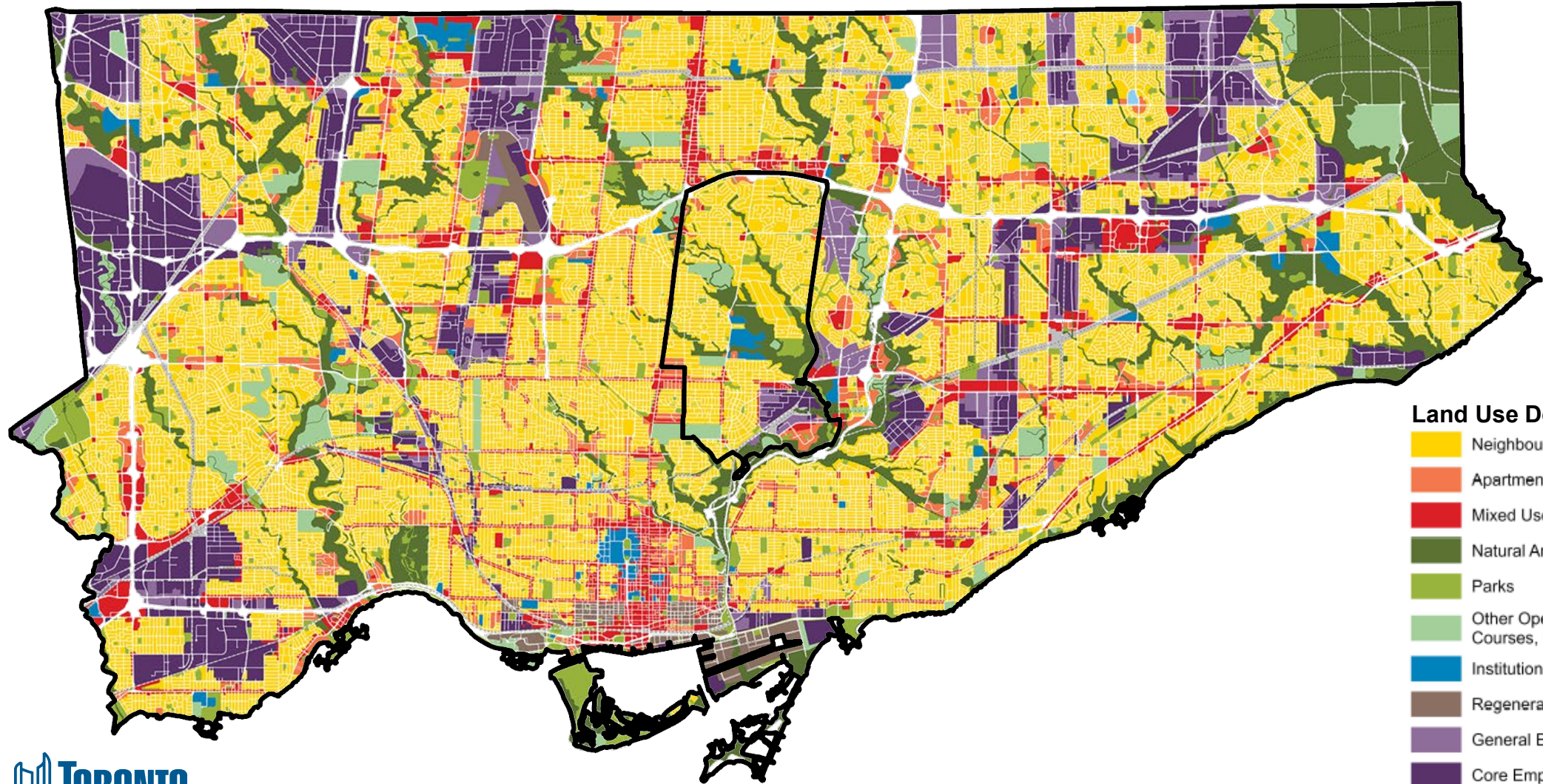


OVERVIEW:
Expanding Housing
Options in
Neighbourhoods

Major Streets



The Official Plan: Land Use



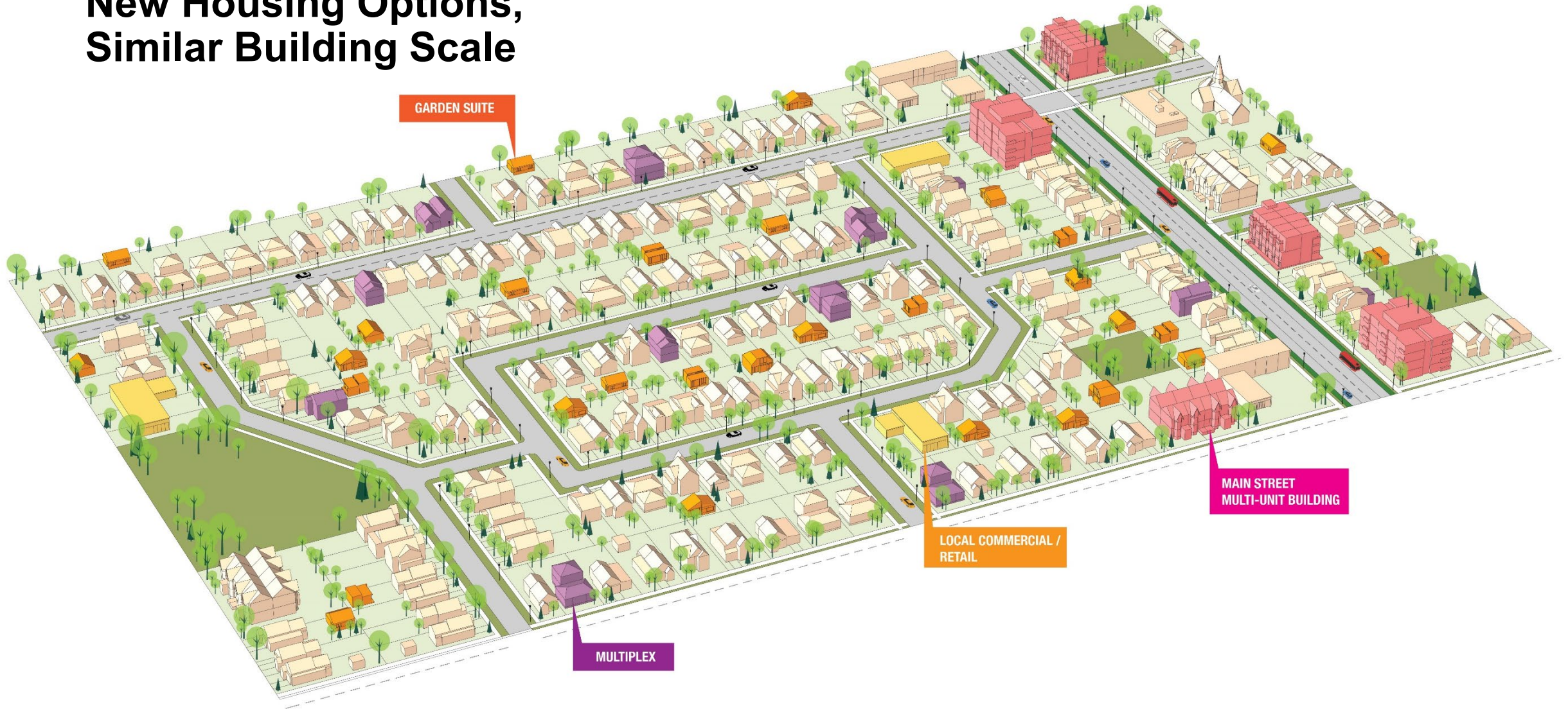
Land Use Designations

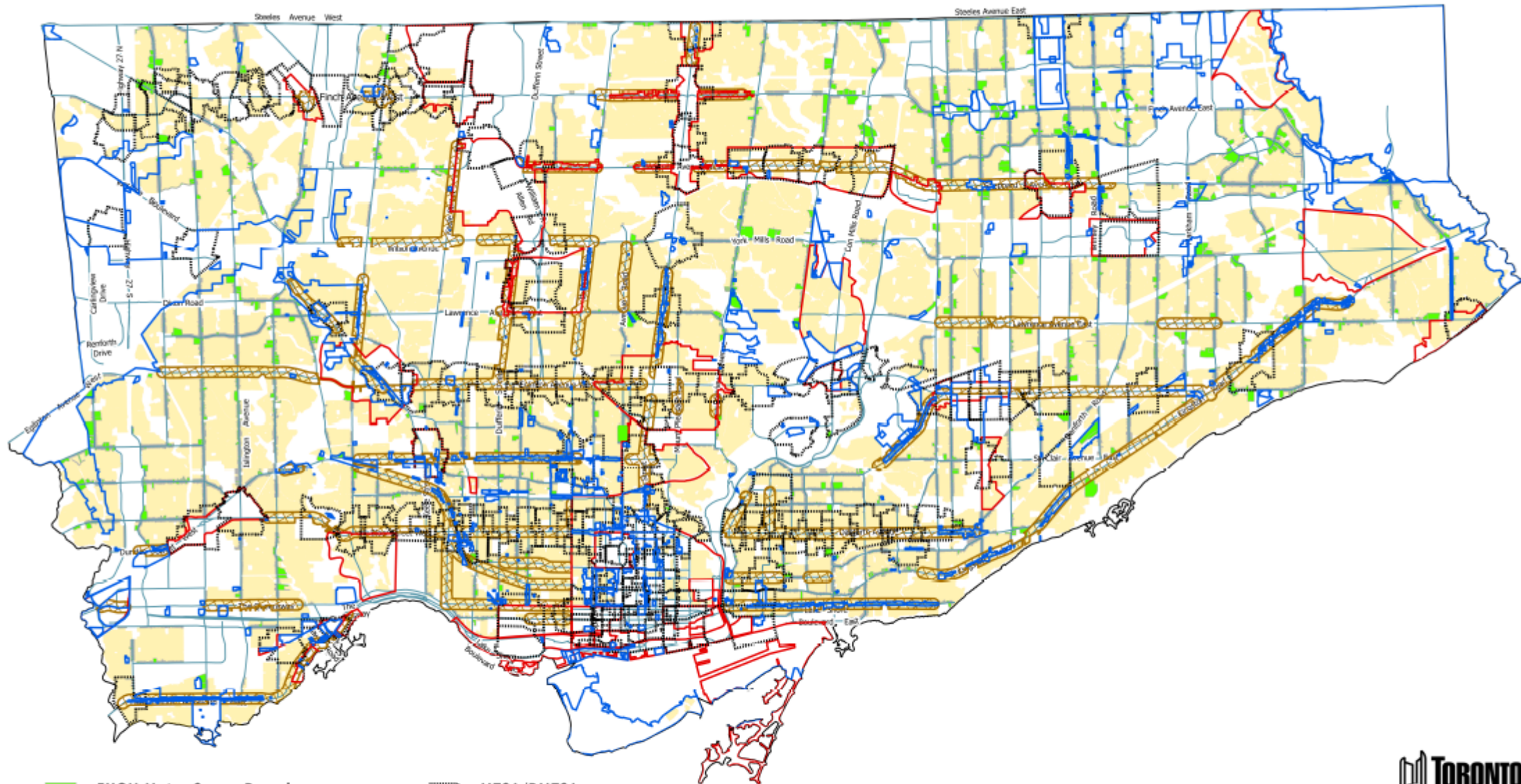
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

The Official Plan: Neighbourhoods



New Housing Options, Similar Building Scale





- EHON Major Street Parcels
- Neighbourhood Designated Parcels
- Secondary Plan Areas
- Avenues
- MTSA/PMTSA
- Site and Area Specific Policies
- Major Streets

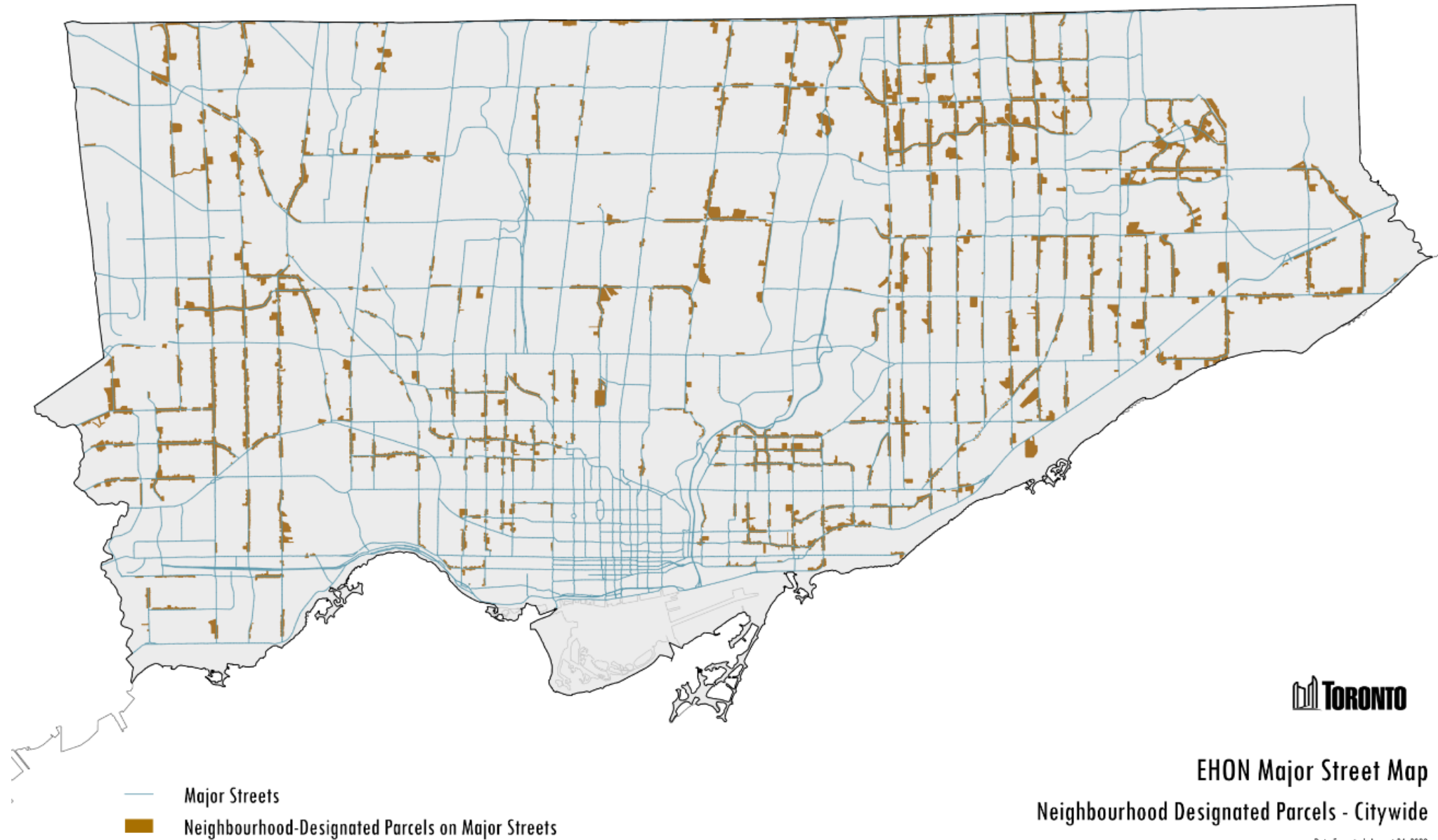


EHON Major Street Map

Neighbourhood-Designated Parcels On Major Street

Date Exported: October 20, 2023

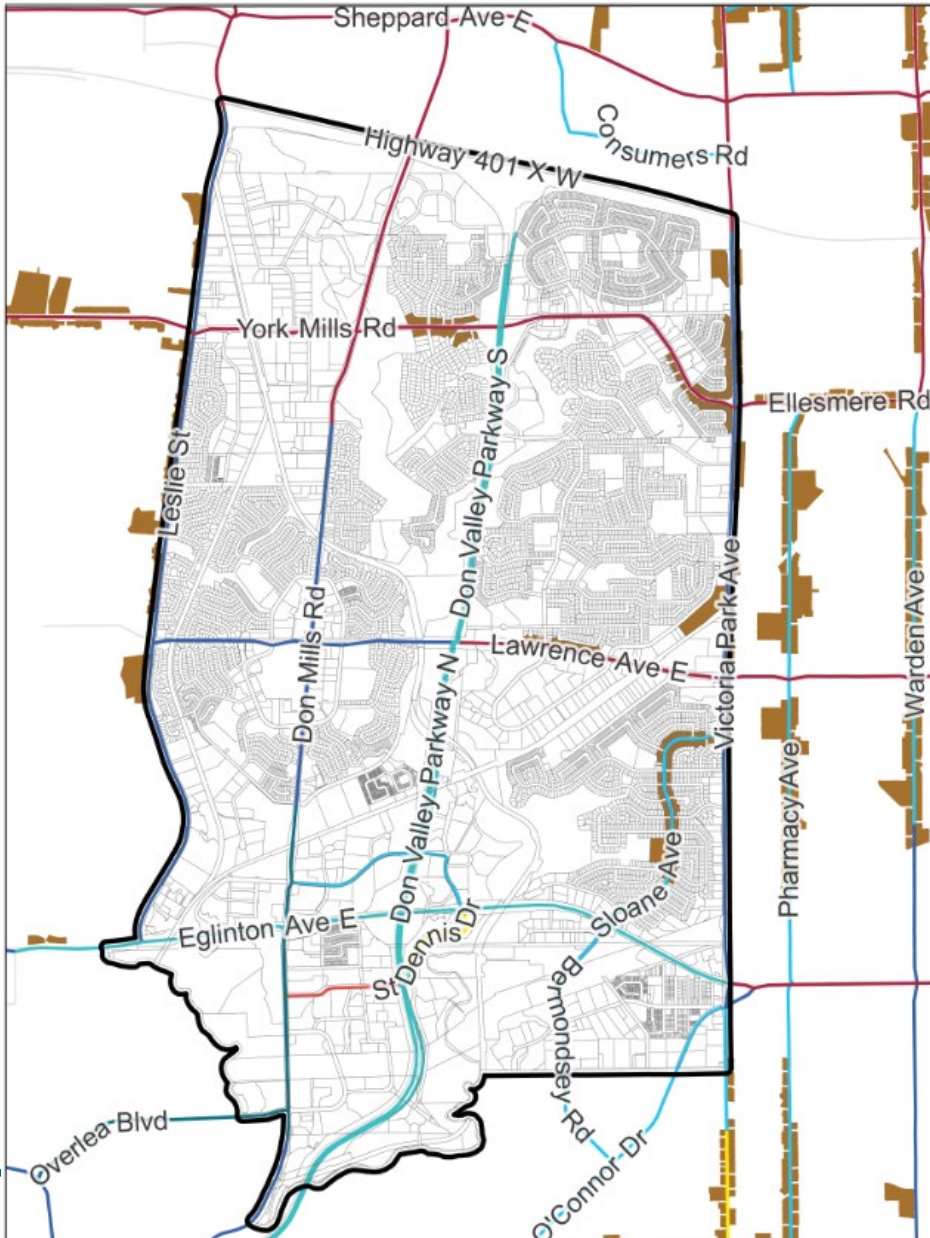
EHON *Neighbourhoods* Properties along Major Streets



EHON Major Street Map
Neighbourhood Designated Parcels - Citywide

Date Exported: August 24, 2023

EHON Major Streets *Neighbourhoods* Properties: Ward 16



- Major Streets
 - Ward 16 Parcels
 - Ward 16 Boundary
 - Neighbourhood-Designated
Parcels on Major Streets
- Right of Way Widths**
- 20 metres
 - 33 metres
 - 23 metres
 - 36 metres
 - 27 metres
 - 45 metres and over
 - 30 metres
 - Non-uniform width, to be retained as
existing at the time of Plan adoption



EHON Major Street Map | Ward 16
Neighbourhood Designated Parcels on Major Streets

Date Exported: February 21, 2024



EHON Major Streets: Urban Design Guiding Principles

- Provide **more housing opportunity** in the Neighbourhoods on Major Streets.
- Provide **incremental development** to fit into the existing neighbourhood context with modest changes.
- Allow **more building types**, townhouses, stack townhouses, small scale apartments buildings in the Neighbourhoods on Major Streets.
- Provide **retail and home occupation opportunities**.
- Consider both **the existing and planned context** and the site-specific attributes of the lots and increase the number of dwelling units on assembling the existing lots.
- **Preserve existing mature trees** and enhance soft landscape spaces.
- **Consolidate and minimize curb cuts** on major streets and use other streets / laneways at side or rear of the property for access.

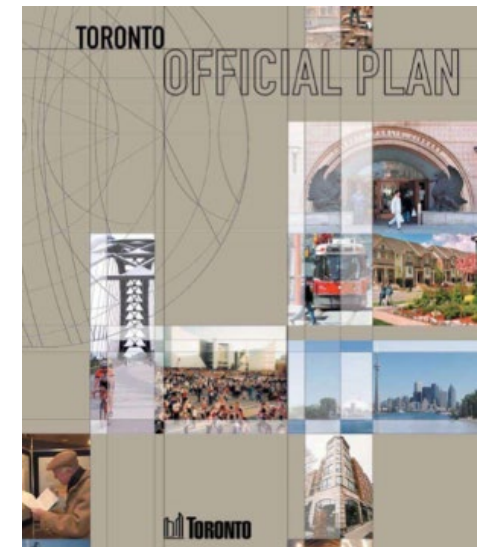


Official Plan Amendment

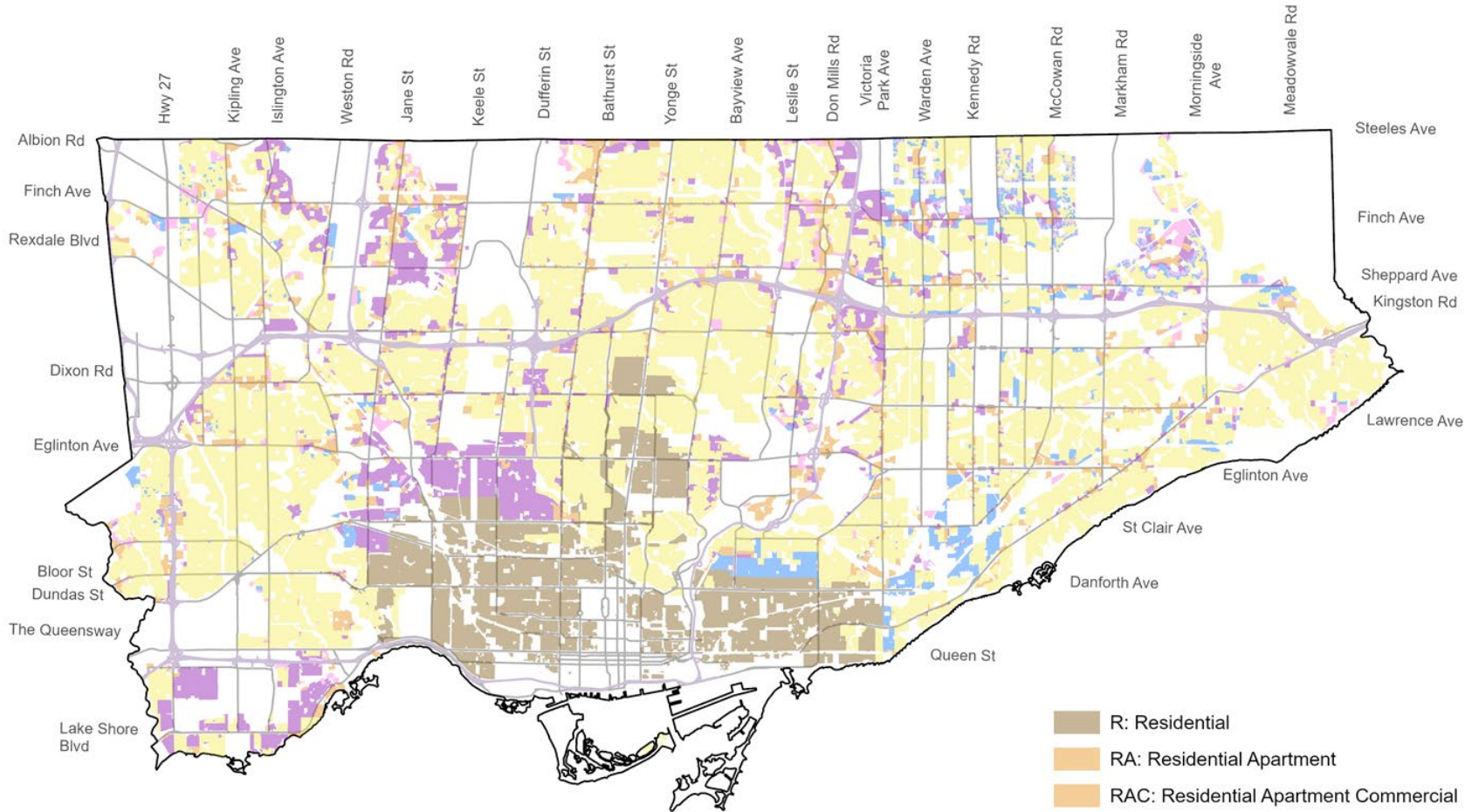
Current Official Plan policies recognize that properties in *Neighbourhoods* along major streets often differ in size, configuration and orientation from properties within Neighbourhoods.

Four Key Changes to 4.1.Neighbourhoods:

1. Introduce Major Streets Sidebar
2. Amendment of Policy 7 which restricts development and intensification along major streets
3. New Sub-section of Chapter 4 Land Use Designations after Policy 11:
Development Criteria in *Neighbourhoods* for Properties along Major Streets
4. Two Development Criteria policies specific to major streets
 - a) Development Criteria for Fronting and Flanking Lots
 - b) Development Criteria for Reverse Frontage Lots



EHON and Residential Zones



- R: Residential
- RA: Residential Apartment
- RAC: Residential Apartment Commercial
- RD: Residential Detached
- RM: Residential Multiple
- RS: Residential Semi-Detached
- RT: Residential Townhouse

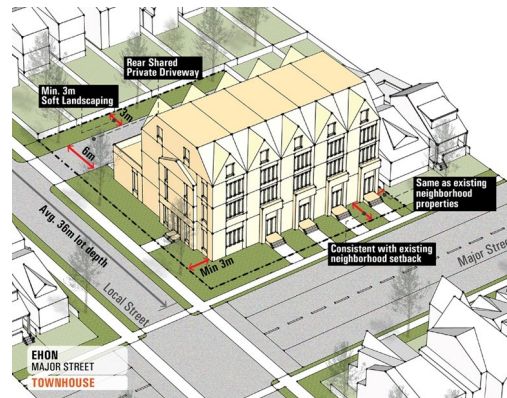
Expanded List of Building Types Permitted in Residential Zones

	R	RM	RT	RS	RD
Detached House	X	X	X	X	X
Semi-Detached House	X	X	X	X	
Duplex	X	X	●	●	●
Triplex	X	X	●	●	●
Fourplex	X	X	●	●	●
Townhouse	X	★	X	★	★
Apartment Building	X	X	★	★	★

Pre-EHON Building Type Permissions	X
Multi-plex Additional Permissions	●
Major Streets Only Permissions	★

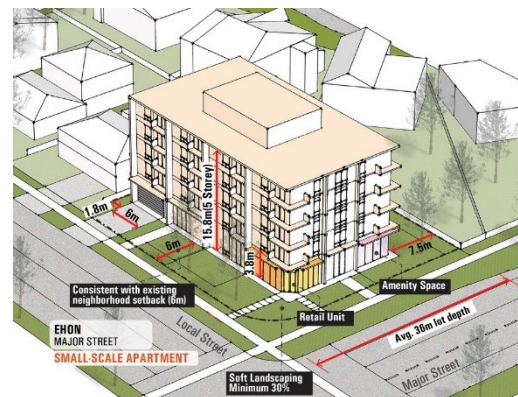
Zoning By-law 569-2013 Amendment

- Minimum front, side and rear yard setbacks
- Minimum landscaping requirements (support trees, landscaping character & stormwater infiltration)
- Remove FSI (in keeping with Multiplex Study)
- Driveways to be accessed of local street for through lots



Townhouses:

- Minimum 3 units;
- Maximum height 12 m (4 storeys)
- Maximum building depth 19 m
- Minimum lot area, lot frontage & dwelling unit widths



Small Scale Apartment Buildings:

- Minimum of 5 and up to maximum of 30 units;
- Maximum height 19 m (6 storeys)
- Maximum building depth 25 m

Locally Serving Retail & Services



EHON Neighbourhood Retail and Services Initiative

Seeking to permit small-scale retail, service and office uses primarily serving residents as-of-right.

This includes corner stores, cafes, and home-based businesses.

Neighbourhood retail and services are important as they contribute to:

- Walkable Complete Communities
- Community building
- Meeting changing neighbourhood needs
- Reducing barriers to new businesses
- Small business innovation & incubation



Toronto

Neighbourhood residents thank elderly Toronto grocery owners for staying open during COVID-19 pandemic

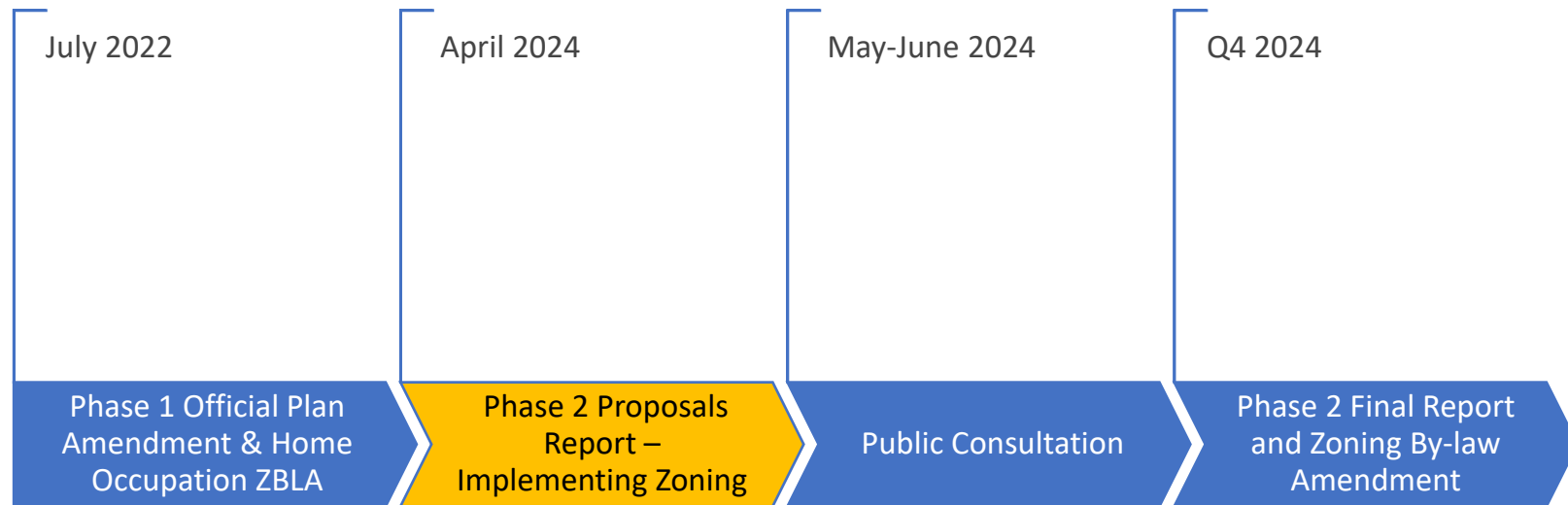
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'Here are some gems in the neighbourhood,' says resident of Tina and Kostas Bottis

Desmond Brown - CBC News - Posted: May 04, 2020 5:00 AM ET | Last Updated: May 4, 2020

Kostas and Tina Bottis have kept their small store open throughout the COVID-19 pandemic. (Mark Bochen/CBC)

Project Timeline



Rear Transition Performance Standards



Key Objectives: Updating Mid-Rise Building Performance Standards

Make it easier, faster and cheaper to build mid-rise buildings

- Accelerate delivery of both market & public housing units
- Compatibility with mass timber & pre-fab construction approaches
- Simplify the building envelope to avoid customized floorplates for each storey, and enable larger & more usable upper storey layouts
- Reduce operating and maintenance costs (heating, cooling, leaks)
- Ensure mid-rise buildings continue to fit with their neighbourhoods

(Report PH4.7 at <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.7>)

Timeline: 2024

Public consultations in March:

- **March 18th** (likely 6-8pm) in **Scarborough** Civic Centre Rotunda
- **March 21st** (likely 6-8pm) in **Etobicoke** Civic Centre Council Chambers
- **March 25th** (likely 6-8pm) in Metro Hall Rotunda **downtown**
- **March 27th** (5:30-7:30pm) in **North York** Central Library auditorium
- And a **City-wide Webex** somewhere between those (date & time TBD).

Reporting:

- May 9th – Planning & Housing Committee
- May 22-24 – City Council

- Intend to also discuss with Residents Association organizations, and industry stakeholders.
- We will be posting materials on the website, and welcoming comments at sessions or by email.

Thank You!

Contact us: EHON@toronto.ca

Mid-Rise Rear Transition: HAP.Avenues@toronto.ca





**OVERVIEW:
Other City Planning
Matters**

Multi-Tenant (Rooming) Houses (MTH)



Multi-Tenant (Rooming) Houses (MTH)

What is a MTH?

- A building with **four or more rooms**, inhabited or intended to be inhabited by people who **do not live together as a single housekeeping unit**
- A building with single room accommodations with a **shared kitchen and/or washroom**
- A **MTH room** is a room that:
 - Is used or intended to be used for living accommodation
 - Is available for rent
 - May include a bathroom or kitchen facility for the exclusive use of the occupant but does not include both

Zoning Requirements

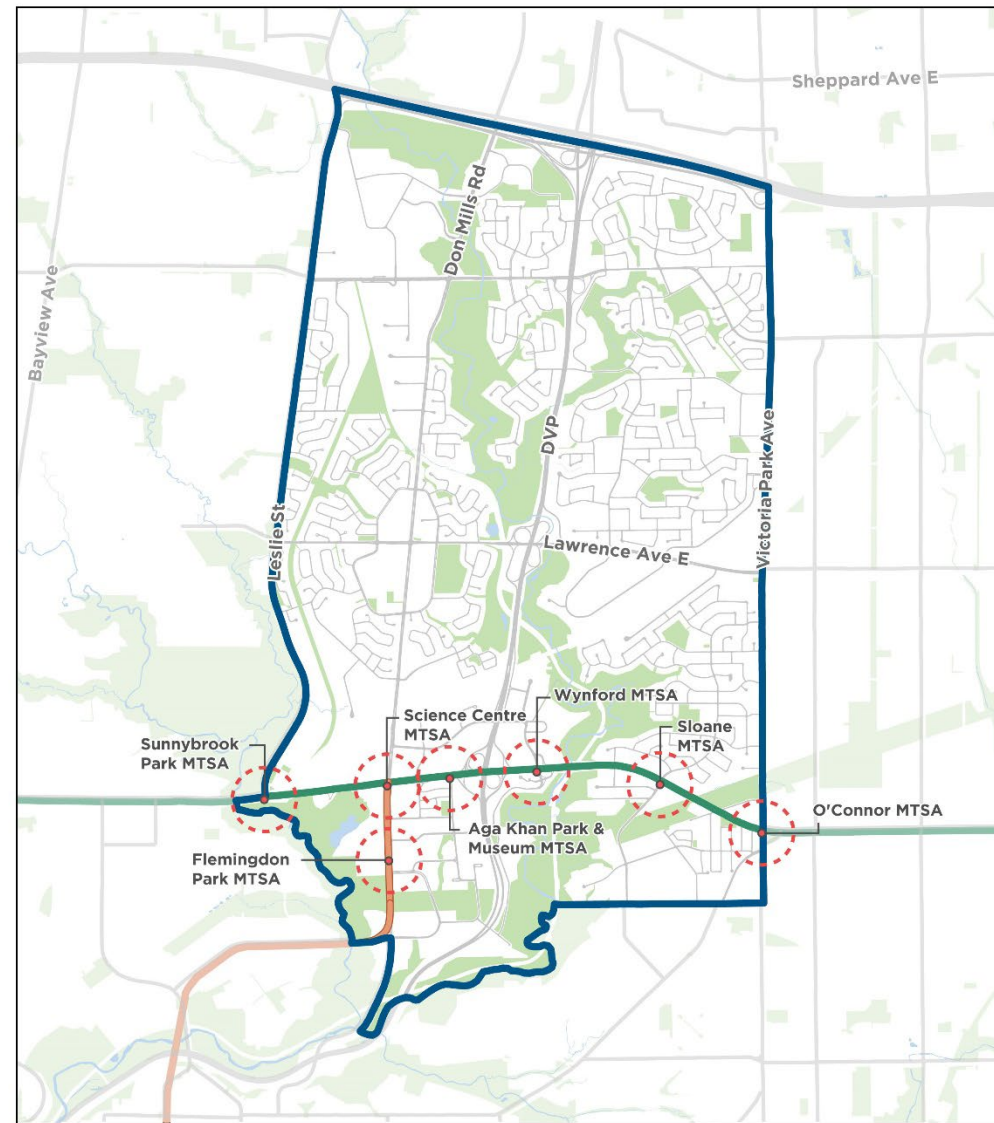
- The new by-law will come into effect as of **March 31, 2024**
- MTH permitted in all zones that permit **residential uses**
- MTH with **up to six** dwelling rooms allowed in all neighbourhoods
- In the former city of **North York**, maximum number of MTH rooms is **six**

Major Transit Station Areas (MTSA)



Major Transit Station Areas (MTSA)

- As part of Toronto's Municipal Comprehensive Review, the City is required to demonstrate that the Official Plan addresses MTSA's.
- The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station. The Growth Plan requires each MTSA to have a delineated boundary and a minimum density target identified in the Official Plan.
- In July 2022, City Council adopted Official Plan amendments to meet these Growth Plan requirements for 141 MTSA's across the City. These amendments were sent to the Minister of Municipal Affairs and Housing for final approval.
- The Minister has not made a decision on these amendments.



Ward 16 - Don Valley East

- Ward 16 Boundary
- Ontario Line
- Major Transit Station Area
- Eglinton LRT

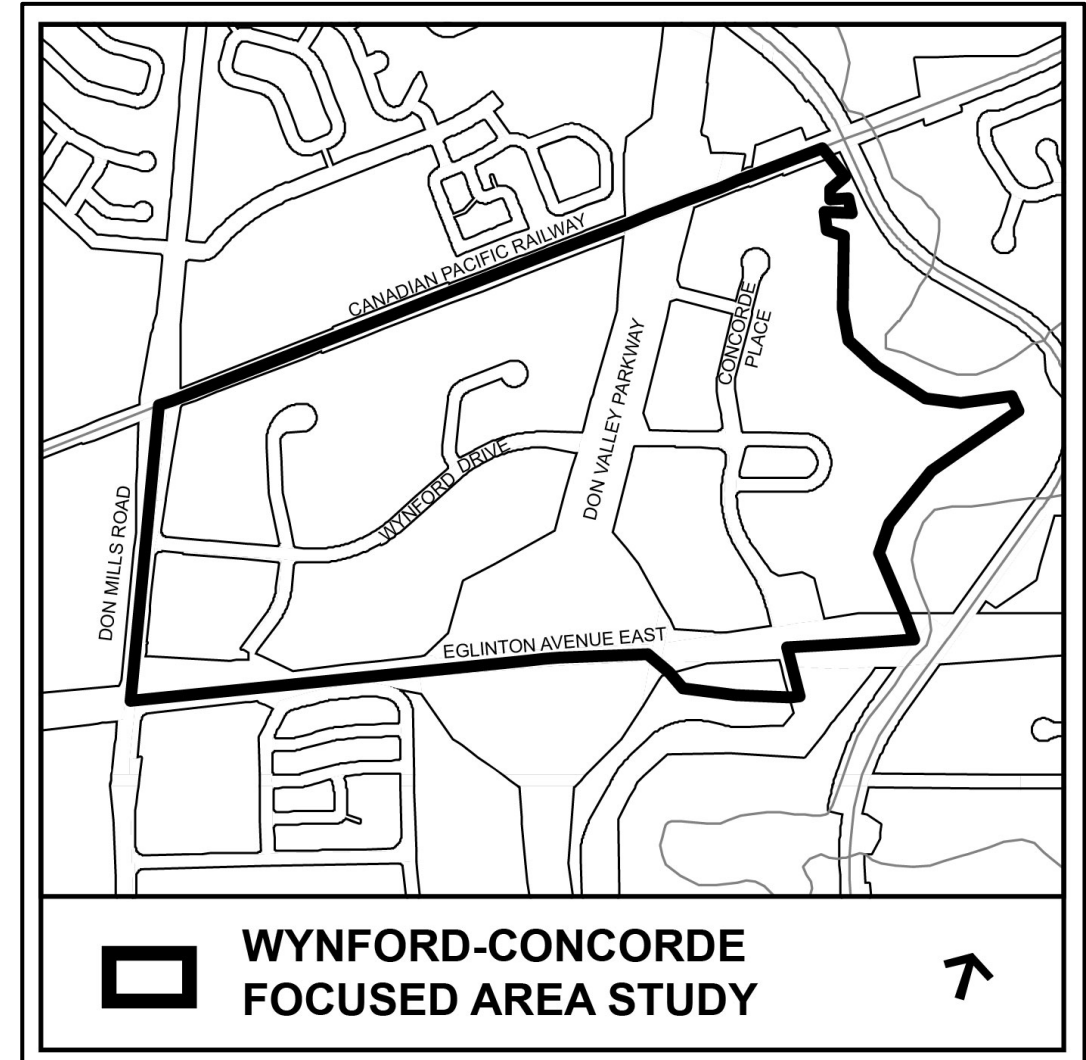
Not to Scale

Wynford-Concorde Focused Area Study



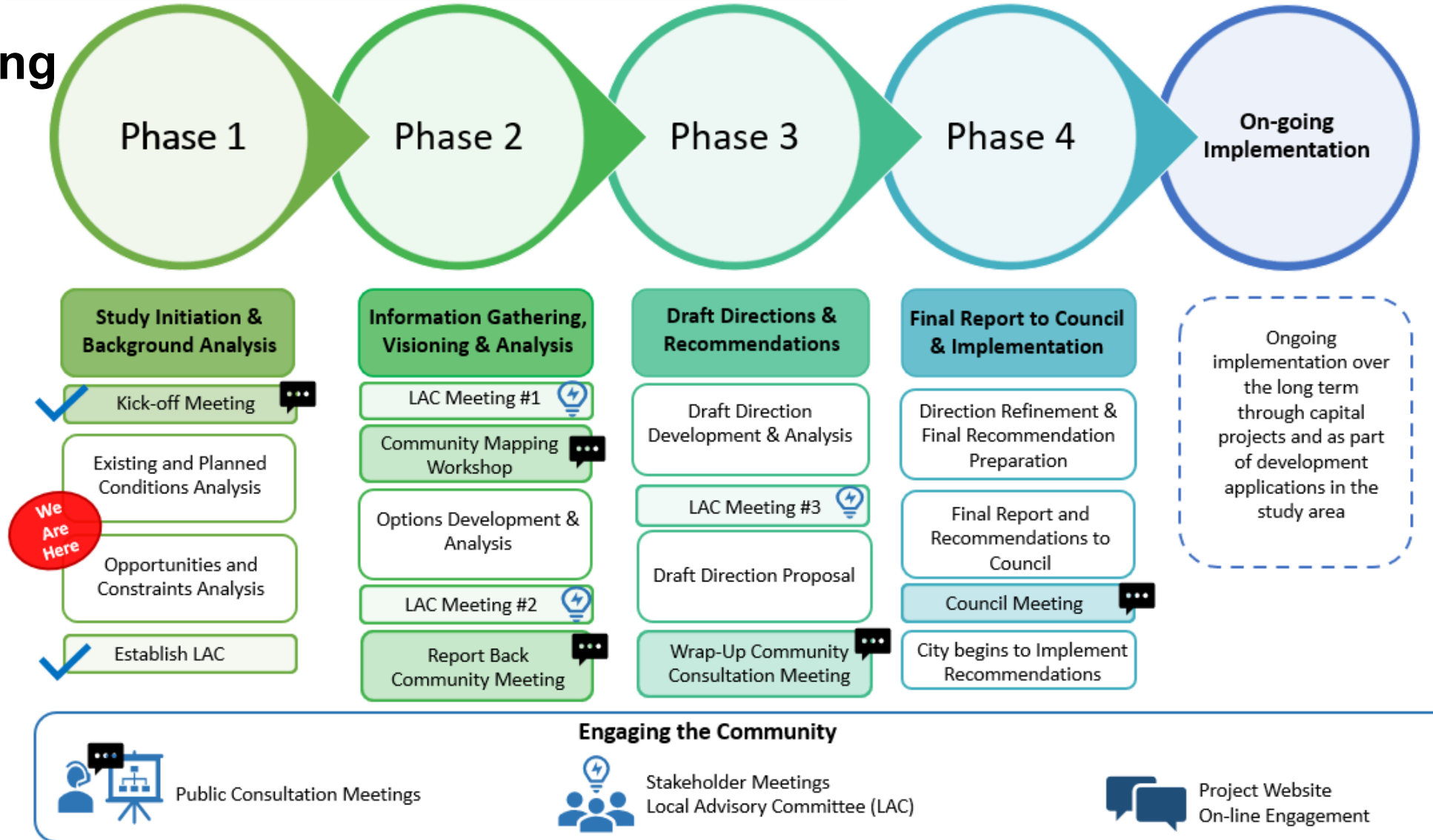
Wynford-Concorde Focused Area Study

- The goal of the study is to develop a planning framework, with a focus on an **enhanced public realm, streetscape, and mobility for the area** that integrates with a multi-modal transportation network to serve the existing and anticipated residential and employment populations of the area.
- Opportunities for the study include:
 - Streetscape, public realm, and mobility improvements
 - Pedestrian improvements and connections
 - Potential park locations and park improvements
 - Shared mobility opportunities
 - Functional street designs
 - Travel demand management



Wynford-Concorde Focused Area Study

Study Phasing



Thank You!

Multi-Tenant (Rooming) Houses (MTH): MultiTenantHousing@toronto.ca

Major Transit Station Areas (MTSA): Joshua.Wise@toronto.ca

Wynford-Concorde Focused Area Study: StudyWynfordConcorde@toronto.ca

