

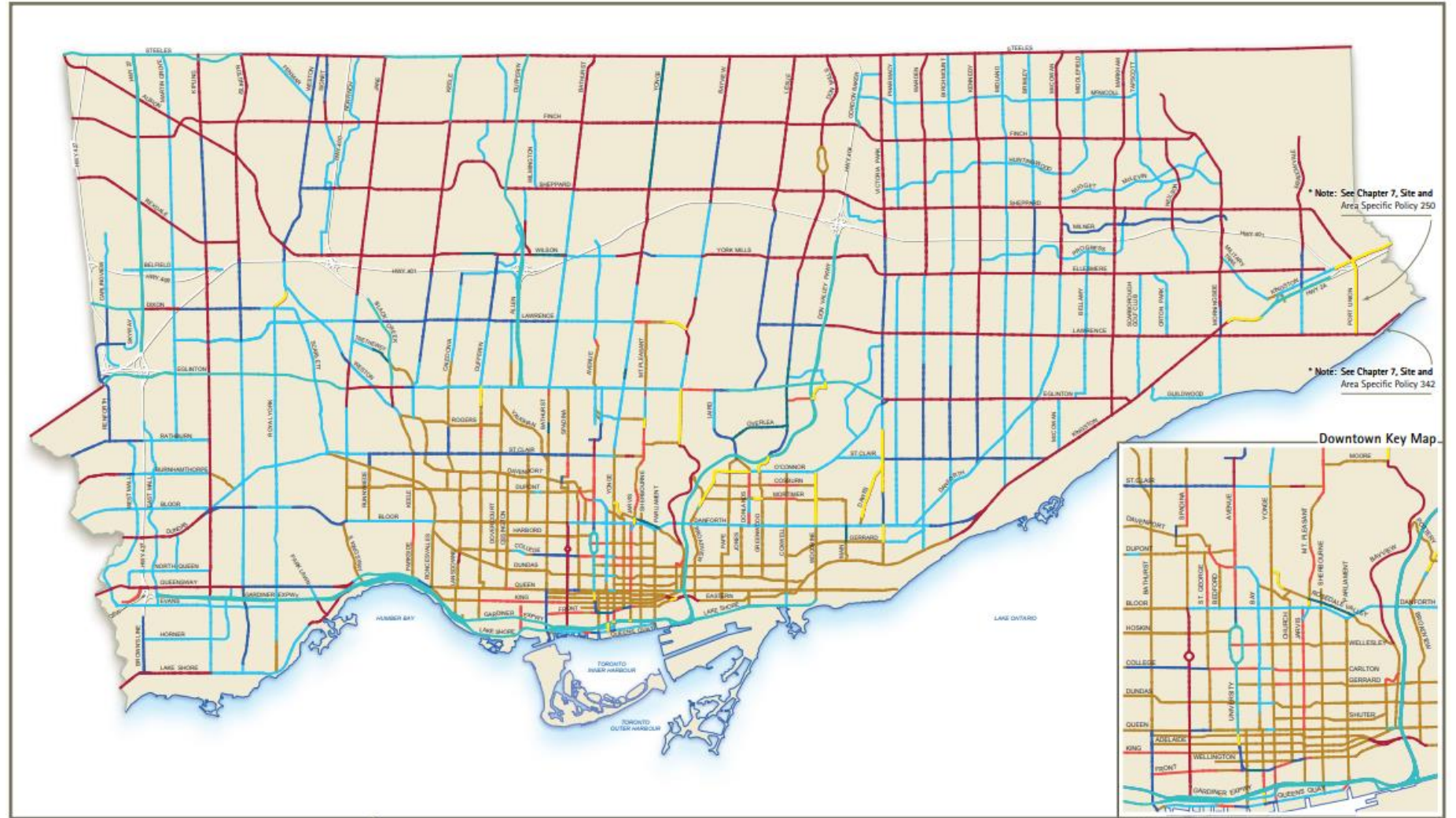
Expanding Housing Options in Neighbourhoods

Major Streets Study



Major Streets: Official Plan Map 3

- 45 metres and over
- 36 metres
- 33 metres
- 30 metres
- 27 metres
- 23 metres
- 20 metres
- Non-uniform width, to be retained as existing at the time of Plan adoption.



Land Uses Along Major Streets

(Current Context: Finch Avenue East from Pharmacy to McCowan)

Mixed Use

General Employment

Institutional

Apartment
Neighbourhoods

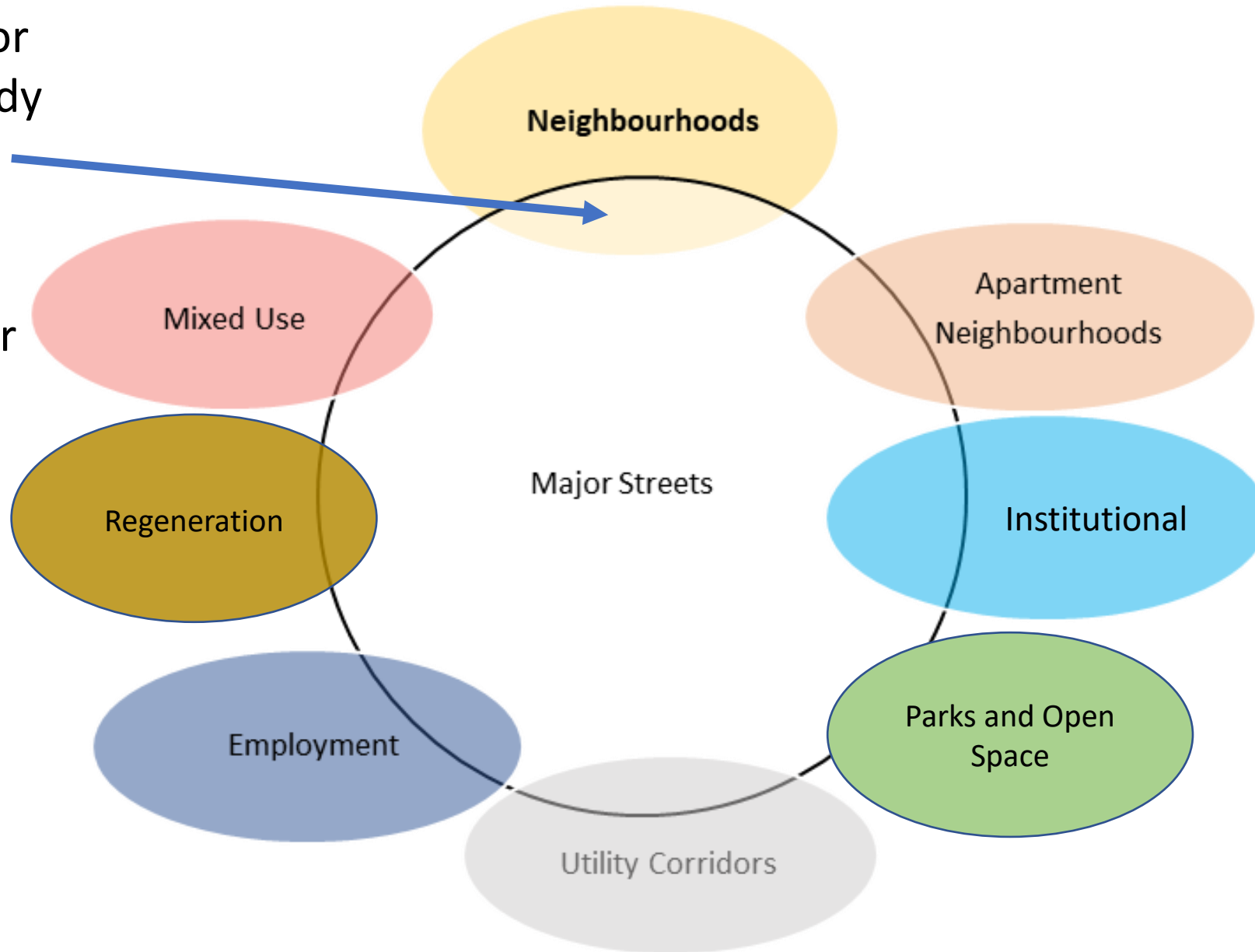


Apartment
Neighbourhoods

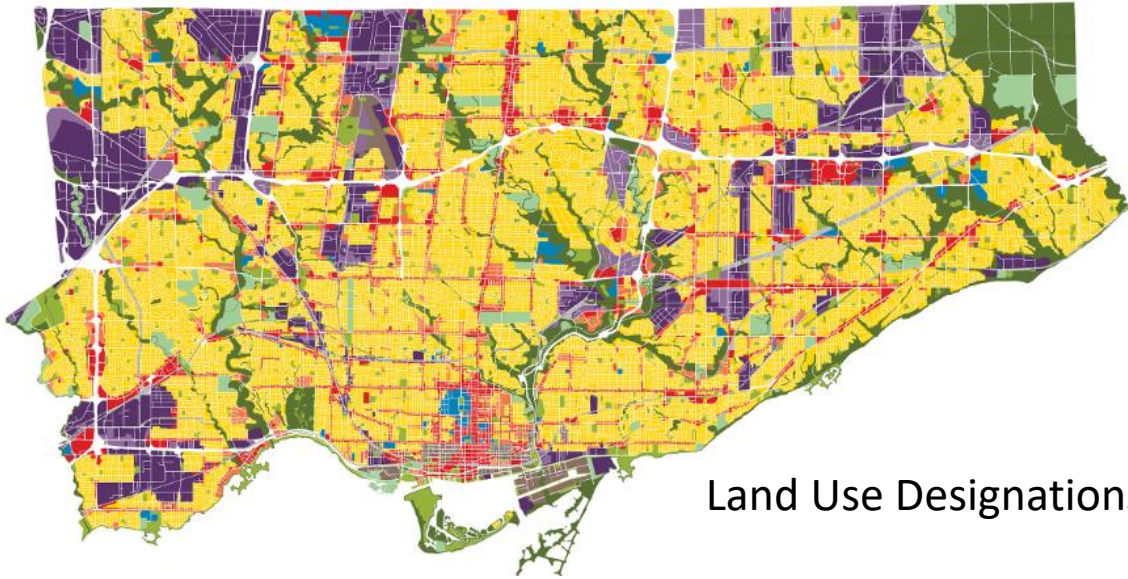


Neighbourhoods

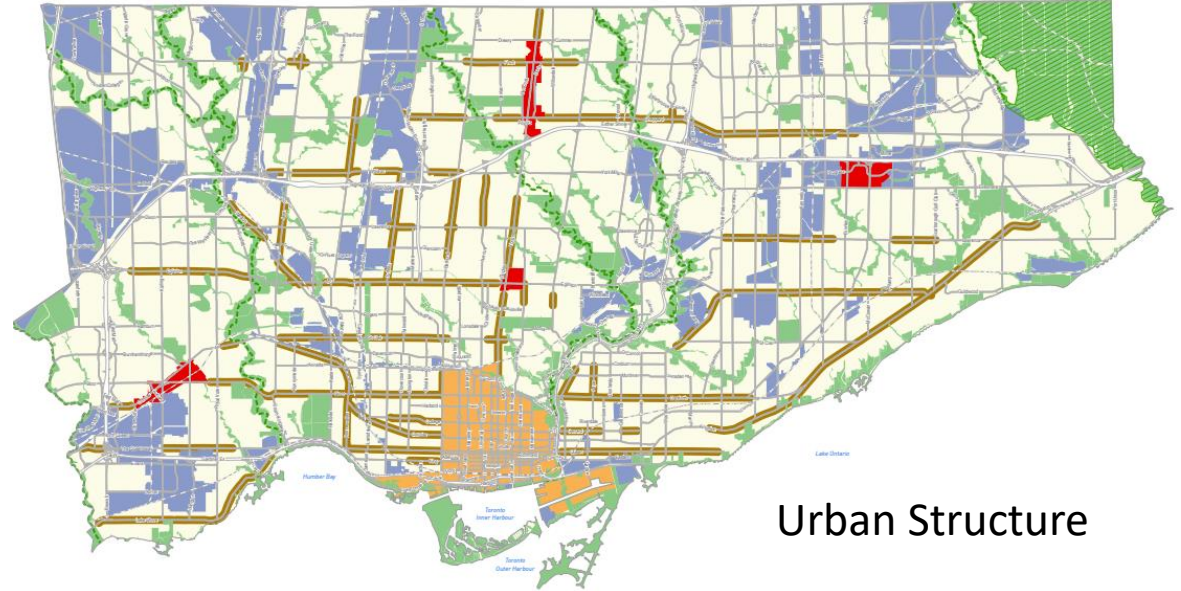
EHON Major Streets Study applies to these properties, along major streets



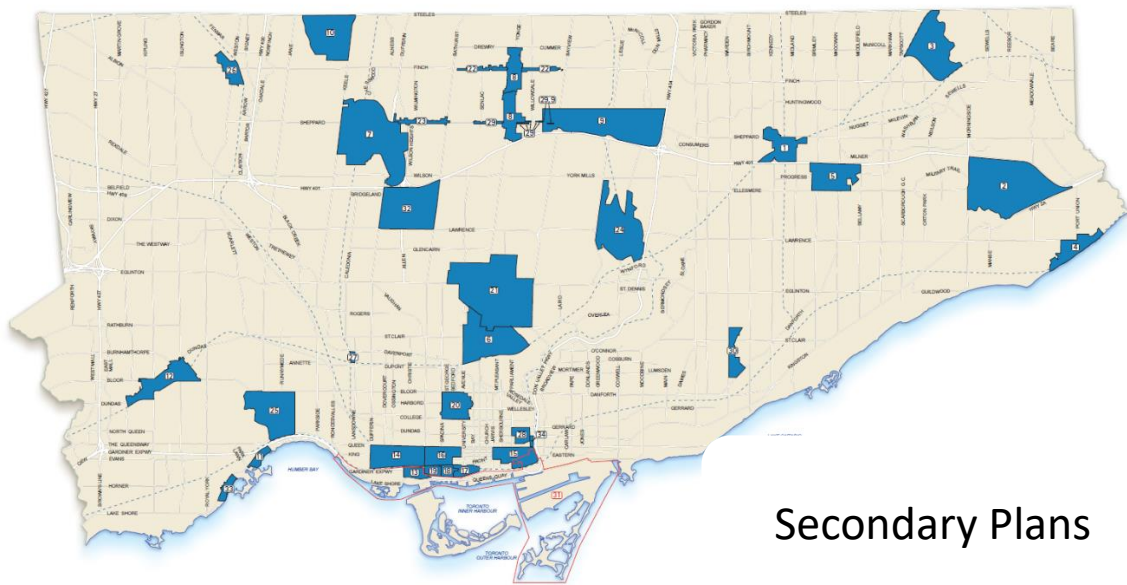
Official Plan Land Use Policies and EHON



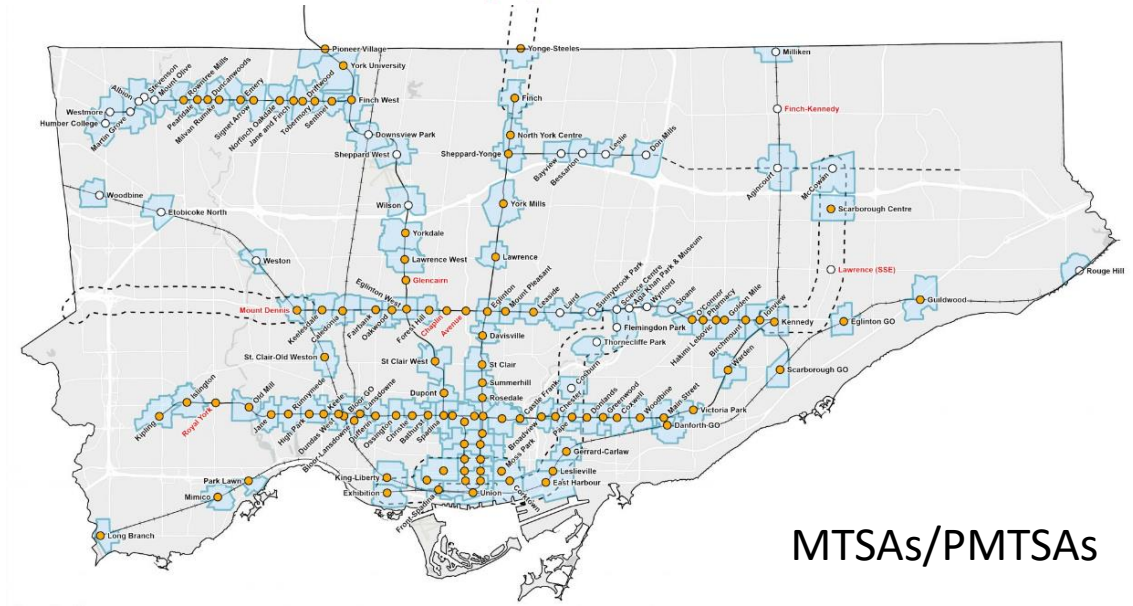
Land Use Designations



Urban Structure

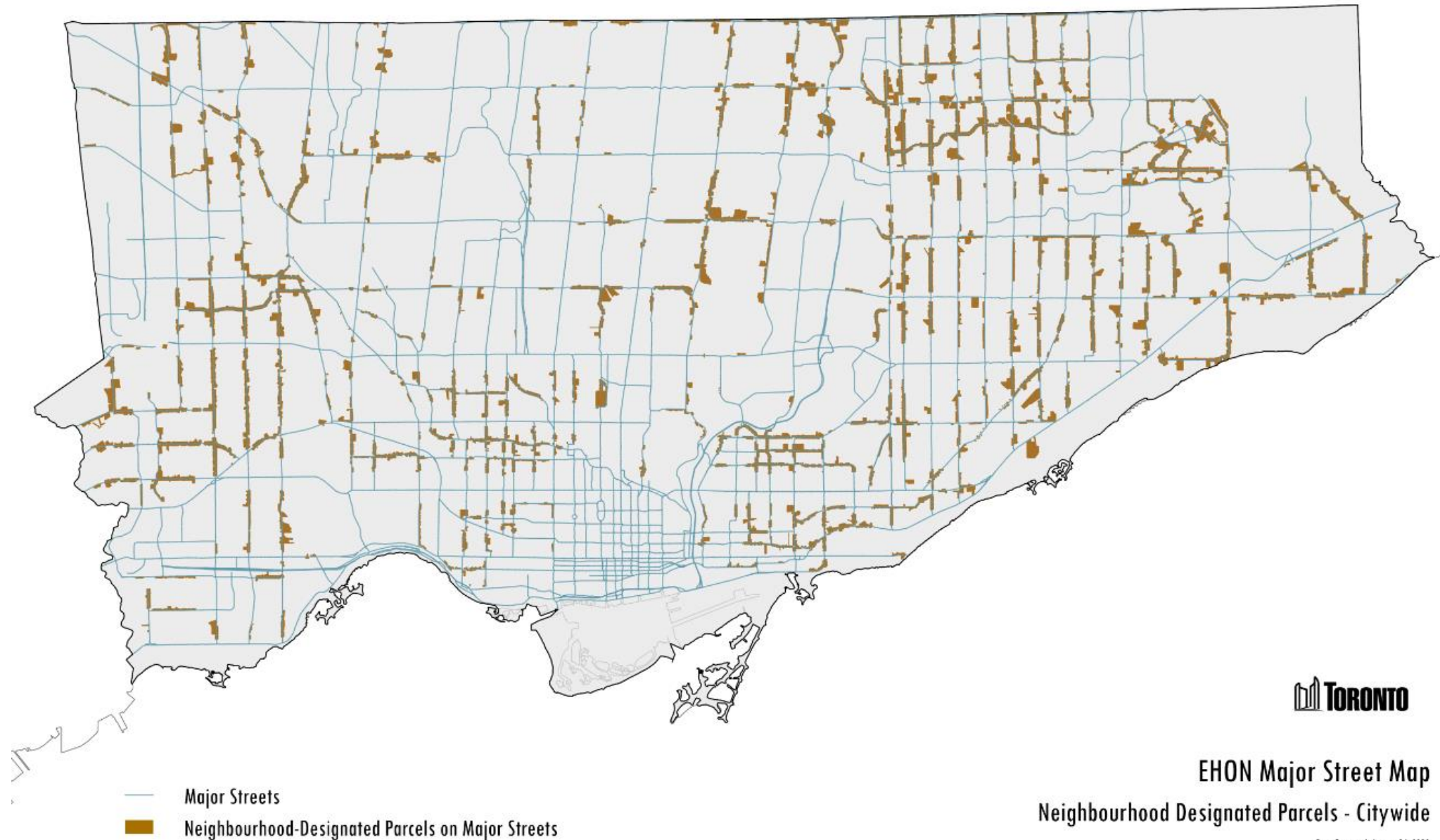


Secondary Plans



MTSAs/PMTSAs

EHON *Neighbourhoods* Properties along Major Streets





Urban Design

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

Official Plan Amendment

1. Introduce a policy section to Chapter 4, Land Use Designations, 4.1 *Neighbourhoods*:

Development Criteria in *Neighbourhoods* for Properties along Major Streets

- Policy 4.1.7: Replaces the policy that discourages intensification of land in Neighbourhoods (to permit it on major streets)
- Policy 4.1.12: Introduces policies to permit alteration of prevailing building type and lot patterns along major streets
 - Permissions to alter lot patterns and permit lot assembly
 - Encouragement for a diverse mix of building types and sizes
- Policy 4.1.13: Introduces development criteria for development proposing intensification along major streets
 - Maintain support for local setbacks & building separation distances to support privacy, sunlight and sky views as much as possible
- Policy 4.1.14: Introduces development criteria to address development proposing intensification specific to reverse and flanking frontage properties along major streets
 - Encouragement of pedestrian and cycling access, consolidation of driveways, and minimize impacts of service areas on neighbouring properties

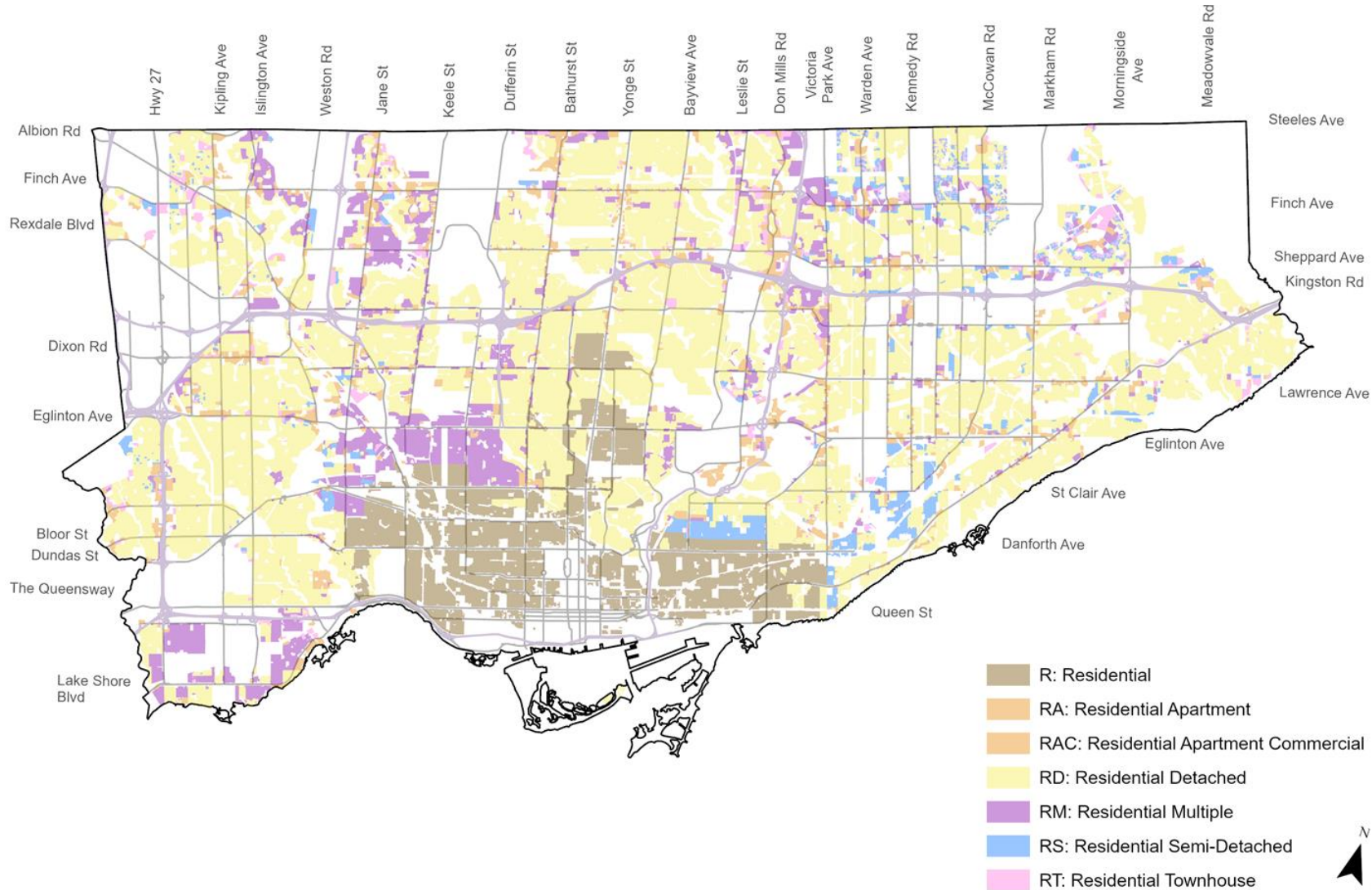
2. Introduce a sidebar to explain the major streets and their role in the city.



Zoning By-law Amendment

(Zoning By-law 569-2013)

EHON and Residential Zones



Expanded List of Building Types Permitted in Residential Zones

	R	RM	RT	RS	RD
Detached House	✓	✓	✓	✓	✓
Semi-Detached House	✓	✓	✓	✓	
Duplex	✓	✓	✓	✓	✓
Triplex	✓	✓	✓	✓	✓
Fourplex	✓	✓	✓	✓	✓
Townhouse	✓	✓	✓	✓	✓
Apartment Building	✓	✓	✓	✓	✓

Pre-EHON Building Type Permissions	✓
Multi-plex Additional Permissions	✓
Major Streets Only Permissions	✓

Zoning By-law 569-2013 Amendment

- New Regulations:

- Townhouses:

- All residential zones (along a major street)
 - Minimum 3 units
 - Max height 12m, 4 storeys
 - Min lot area and frontage (aligned with existing townhouse zoning)

- Small Scale Apartment Buildings:

- All residential zones (along a major street)
 - Minimum of 5 and up to 30 units
 - Max height 19 m, 6 storeys

- Regulations Addressing:

- minimum front, rear and side-yard setbacks & landscaping requirements (to contribute to tree protection, stormwater infiltration)
 - driveways to be accessed of local street for through lots
 - pick-up/drop-off areas (to minimize traffic disruption)
 - maximum building depth
 - remove maximum FSI (manage coverage through setbacks)

New regulations based on:

- Apartment regulations in the R zone
 - Townhouse regulations in the R and RT zones
 - Townhouse & Low-Rise Apartment Guidelines
 - Urban Design modelling



Consultation

Consultation Schedule – October 2023

In-Person Consultation Events:

October 12, 2023	4:30 pm to 7:00 pm	Scarborough Civic Centre
October 16, 2023	5:00 pm to 7:30 pm	City Hall Rotunda
October 17, 2023	4:30 pm to 7:00 pm	Etobicoke Civic Centre
October 18, 2023	1:00 pm to 4:30 pm	North York Civic Centre

Toronto-Wide Virtual Events

Two webinars are proposed to be held, on October 25, 2023, one in the afternoon, from 2:30 to 4:30 pm, and the second from 6:00 to 8:00 pm.



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