

Authority: Planning and Housing Committee Item PH12.3,  
adopted as amended, by City of Toronto Council on May  
22 and 23, 2024

**CITY OF TORONTO**

**Bill 582**

**BY-LAW - 2024**

**To adopt Amendment 727 to the Official Plan of the City of Toronto, with respect to with  
respect to low-rise residential intensification on major streets.**

Whereas authority is given to Council of the City of Toronto under the Planning Act, R.S.O.  
1990, c. P.13. as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public and held a public  
meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 727 to the Official Plan of the City of Toronto is hereby  
adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 727 TO THE OFFICIAL PLAN  
LOW-RISE RESIDENTIAL INTENSIFICATION ON MAJOR STREETS**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by adding the following new words to the end of the last sentence of the first paragraph of the introduction, "except along major streets where apartments may be no higher than six storeys", so that it reads as follows:

Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less, except along major streets where apartments may be no higher than six storeys.

2. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by adding the following new words to the end of the first sentence of Policy 1, "except along major streets where apartments may be no higher than six storeys", so the first sentence of Policy 1 reads as follows:

1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys, except along major streets where apartments may be no higher than six storeys.

3. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by deleting Policy 7 and replacing the policy as follows:

7. Properties in *Neighbourhoods* that are located along major streets shown on Map 3 may intensify beyond the prevailing building type and be assembled to include the development of townhouses and apartment buildings provided the development meets the criteria set out in Sections 4.1.5 a), h) and (i), 4.1.12 and 4.1.13.

4. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding the following unshaded introductory text after Policy 11:

**Development Criteria in *Neighbourhoods* for Properties along Major Streets**

Properties in *Neighbourhoods* that are located along major streets shown on Map 3 often differ in size, configuration and orientation from those located in the interior of *Neighbourhoods*, providing opportunities for more intense forms of development.

Residential development is anticipated to be up to six storeys in height, providing opportunities to add more homes in a greater variety of scales and forms to existing *Neighbourhoods*. This intensification would support increased transit ridership and elements of complete communities that serve the needs of area residents.

5. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding Policies 12 and 13 as follows:
12. For properties in *Neighbourhoods* that are located along major streets shown on Map 3, development proposing intensification beyond the prevailing building type and lot patterns of the geographic neighbourhood will:
- a. be encouraged to include a diverse mix of housing types and sizes to increase housing options in *Neighbourhoods*, including larger family-sized units;
  - b. be supported to assemble lots along major streets to accommodate more intense forms of development;
  - c. have setbacks that generally meet those permitted by zoning for adjacent residential properties, unless the established development pattern along the major street is predominantly reversed lot frontages, in which case the front yard setback along the major street will be determined in accordance with Policy 13;
  - d. break up façades through means such as massing, setbacks and/or architectural articulation;
  - e. provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate separation distance between building walls, through appropriate balcony and terrace locations in relation to abutting properties, and by using landscaping, planting and fencing to enhance privacy where needed;
  - f. locate, screen and wherever possible enclose service areas, garbage storage, and parking when required to minimize impact on adjacent properties;
  - g. provide safe, accessible pedestrian walkways from public street(s);
  - h. consolidate and minimize driveways on major streets and use other streets or laneways for access where possible; and
  - i. be considered for minor variances to applicable setbacks if it is demonstrated to be necessary to accommodate tree preservation.
13. For properties in *Neighbourhoods* that are located along major streets shown on Map 3 and have a reversed or flanking frontage onto a major street, development proposing intensification beyond the prevailing building type and lot patterns of the geographic neighbourhood will:
- a. meet the development criteria set out in Policy 12;
  - b. be oriented to front onto the major street;

- c. ensure an active frontage, such as building entrances, onto the local street;
  - d. avoid privacy screening features along the local street;
  - e. be encouraged to incorporate a mid-block pedestrian connection where pedestrian connectivity is desired and space permits, or where an existing pedestrian connection is removed as a result of lot assembly, subject to the following:
    - i. have clear and direct sight lines for the entire route;
    - ii. be designed to ensure it is well lit, safe, universally accessible and free of obstructions; and
    - iii. be publicly accessible.
  - f. locate non-residential uses to front onto the major street, unless the property is a corner lot, in which case the non-residential frontage may extend to the flanking street regardless of whether it is a major street or local street; and
  - g. establish front-yard setbacks along major streets that complement and enhance the public realm network and support soft landscaping and tree planting wherever possible.
6. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding the following sidebar adjacent to Policies 12 and 13:

**Major Streets**

Toronto's network of major streets is shown on Map 3 and is an important element of the transportation system that connects people and places. Major streets pass through all land uses and vary in width across the network. Major streets often define the edges of geographic neighbourhoods, serving as public spaces that set the stage for daily social interaction, and connecting people from home to work, school, shopping, services and community facilities.