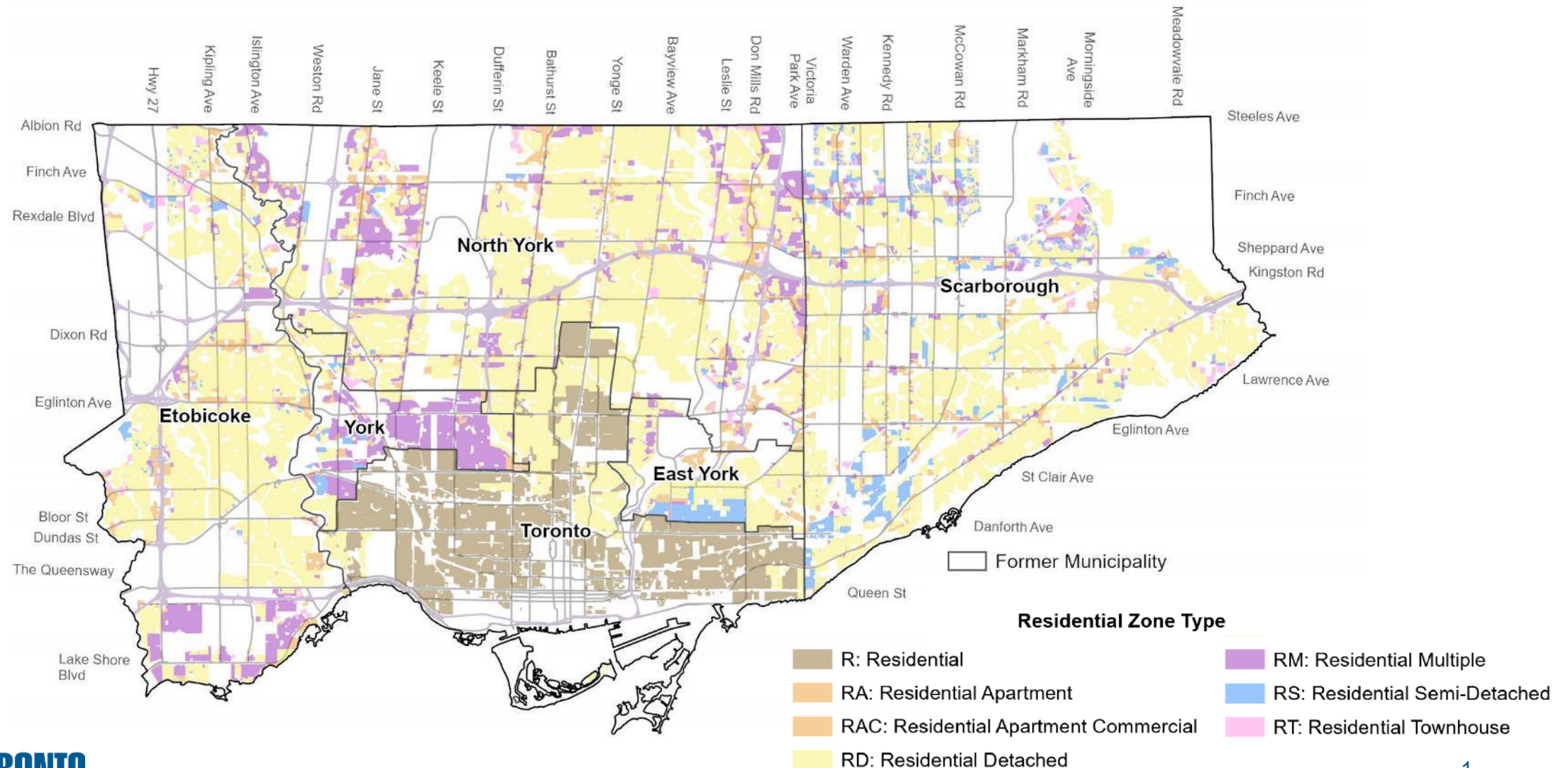


# Neighbourhood Change and Intensification

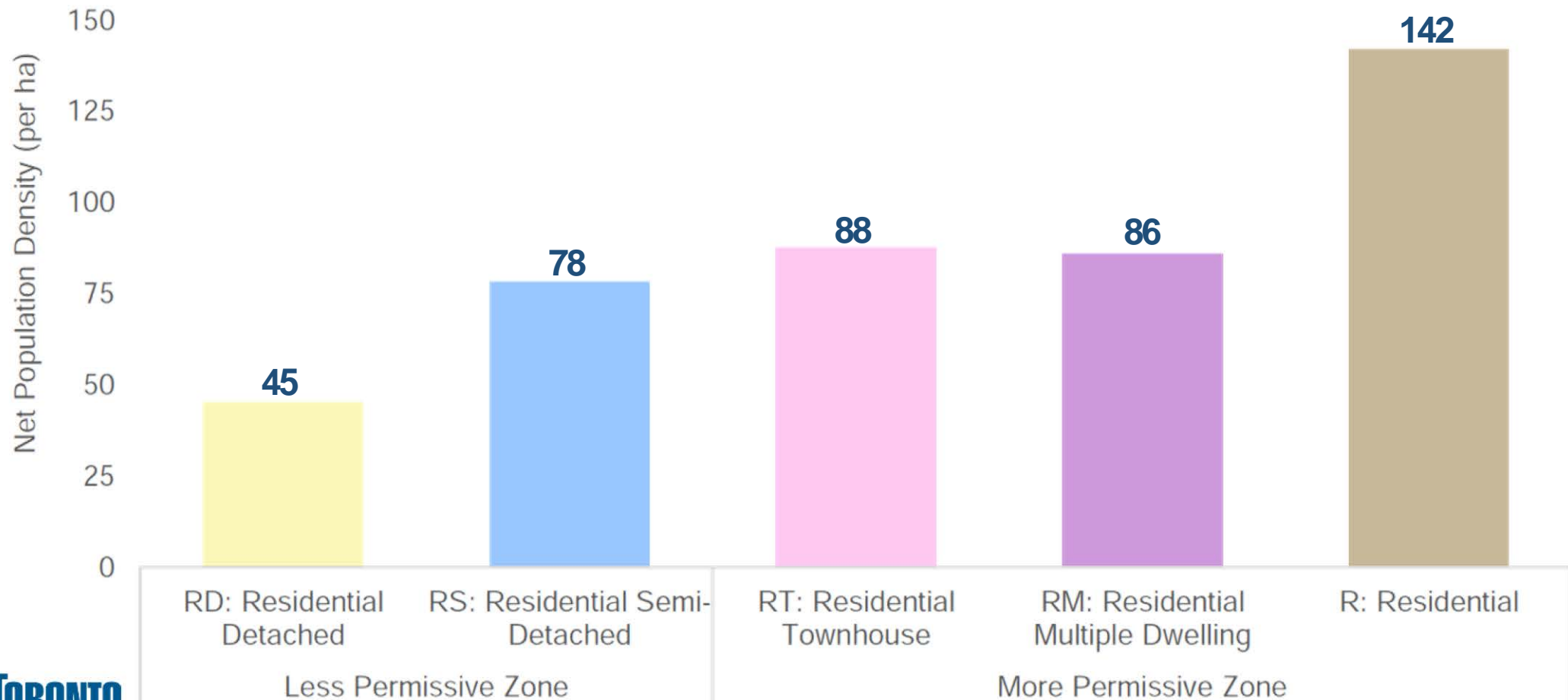
Planning & Housing Committee  
November 25, 2021



# Residential Zone Types

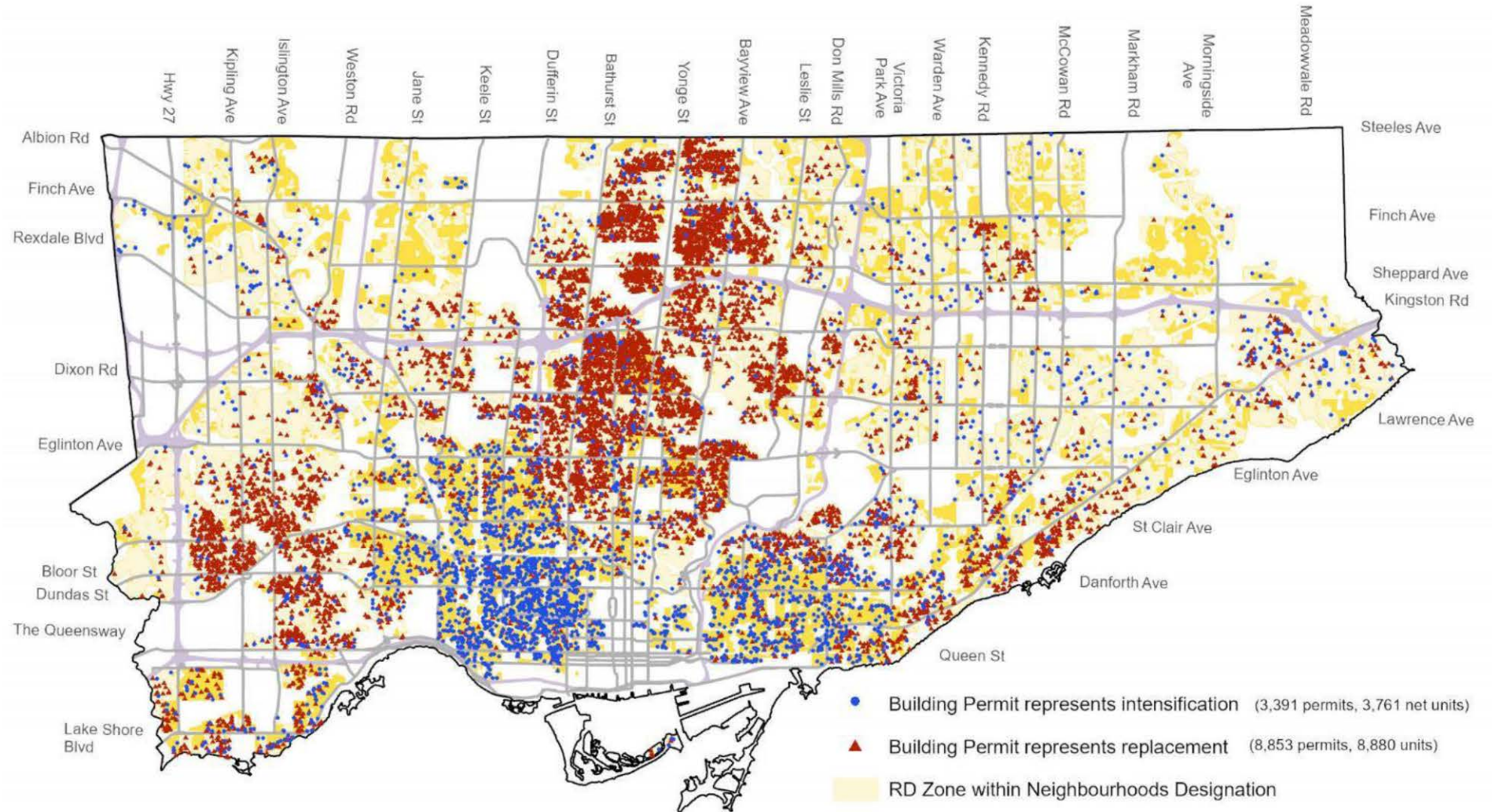


# Net Population Density by Zone Type



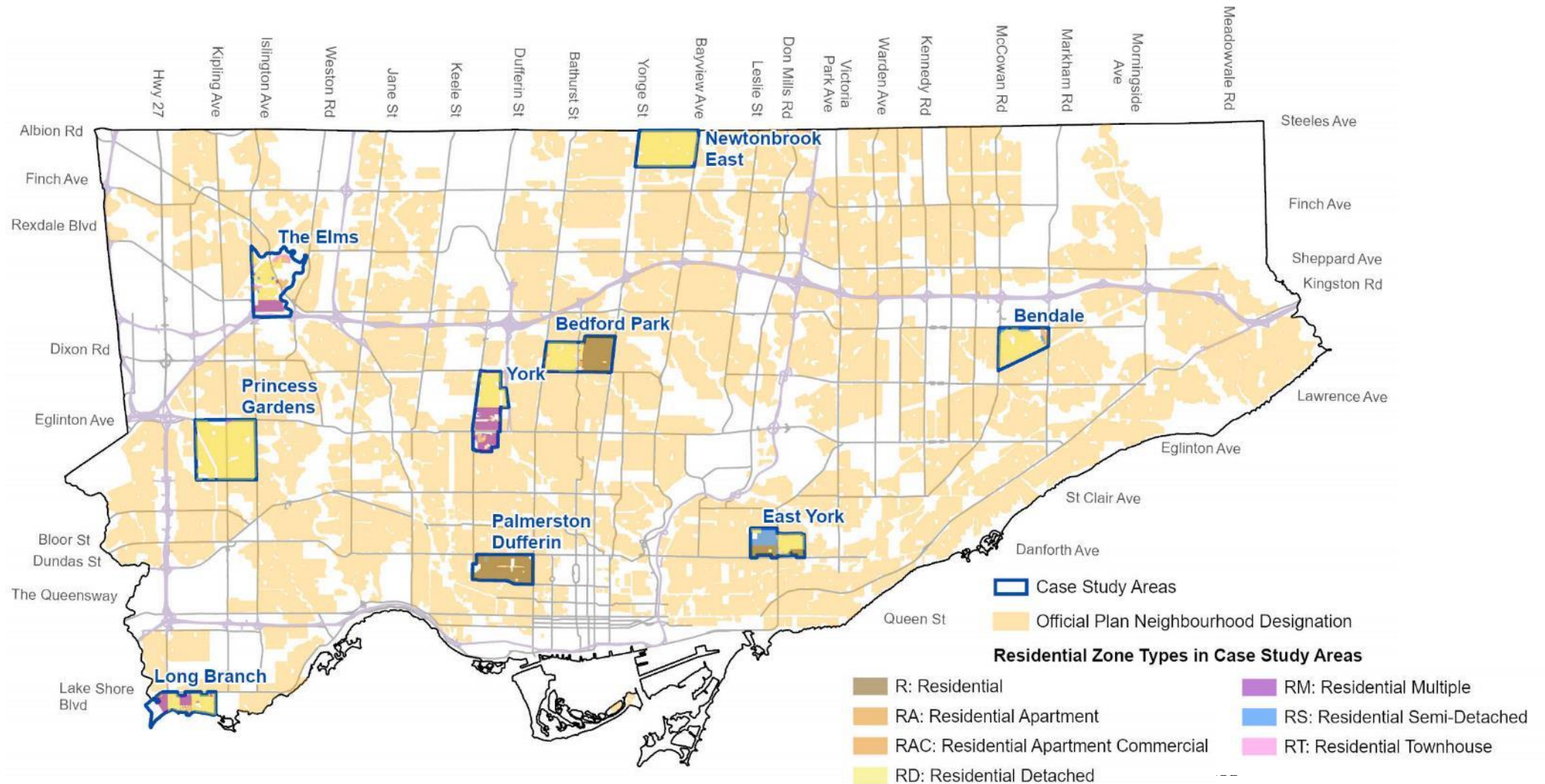


# Building Permit Activity by Zone Type

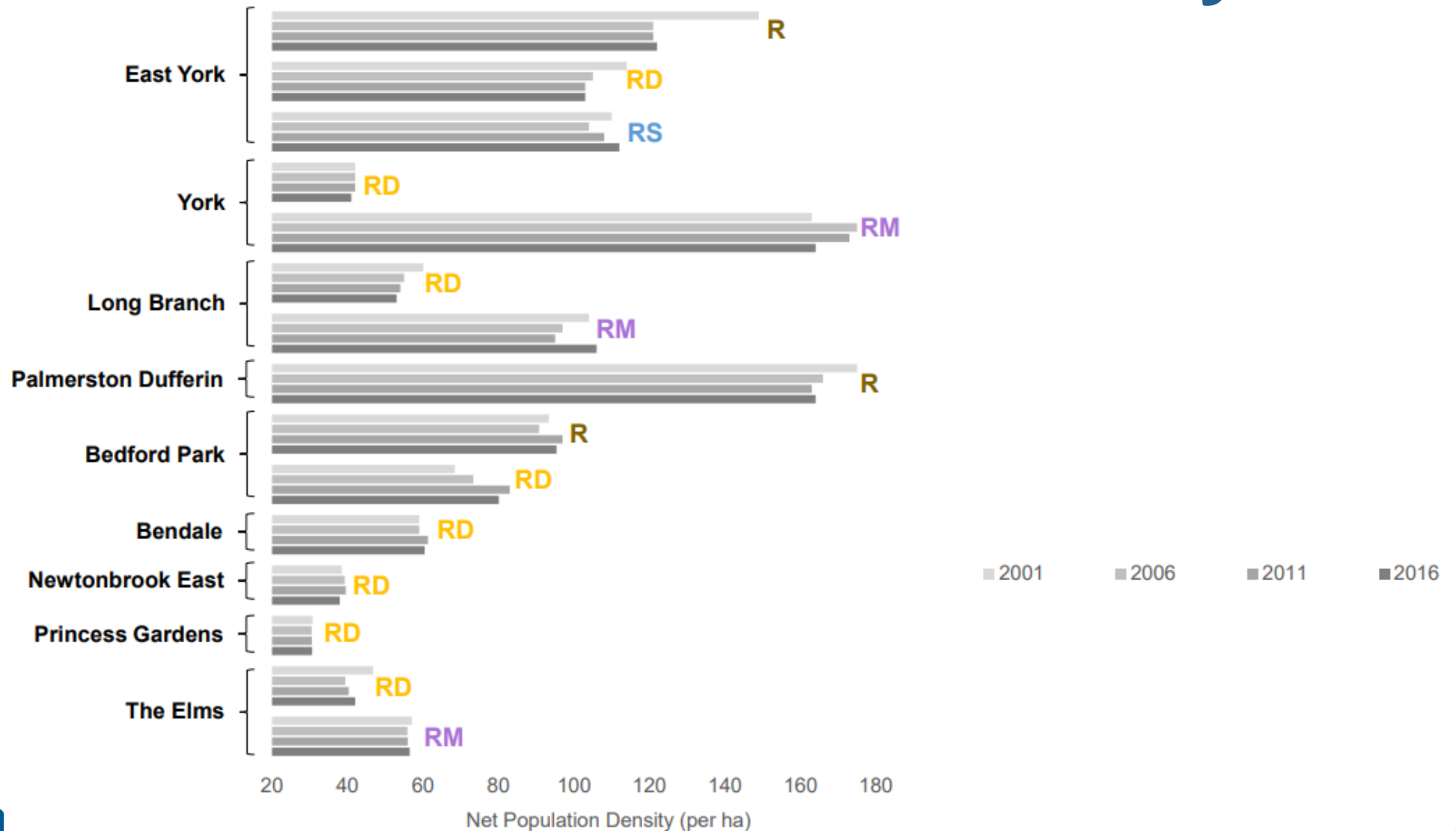


\* Building permits within Site Areas or linked to a pipeline application are not included

# Case Study Area Analysis

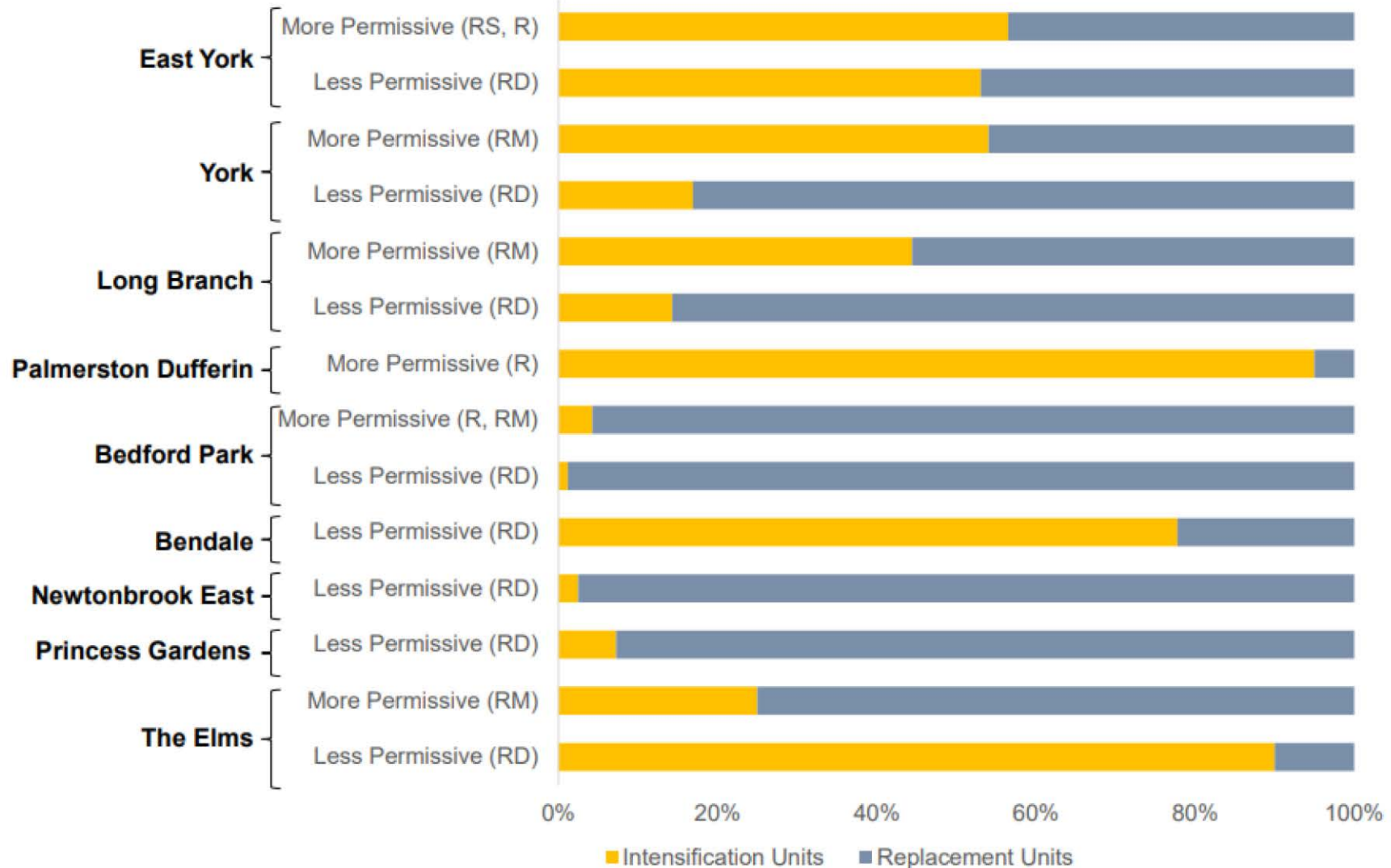


# Population Density in Case Study Areas

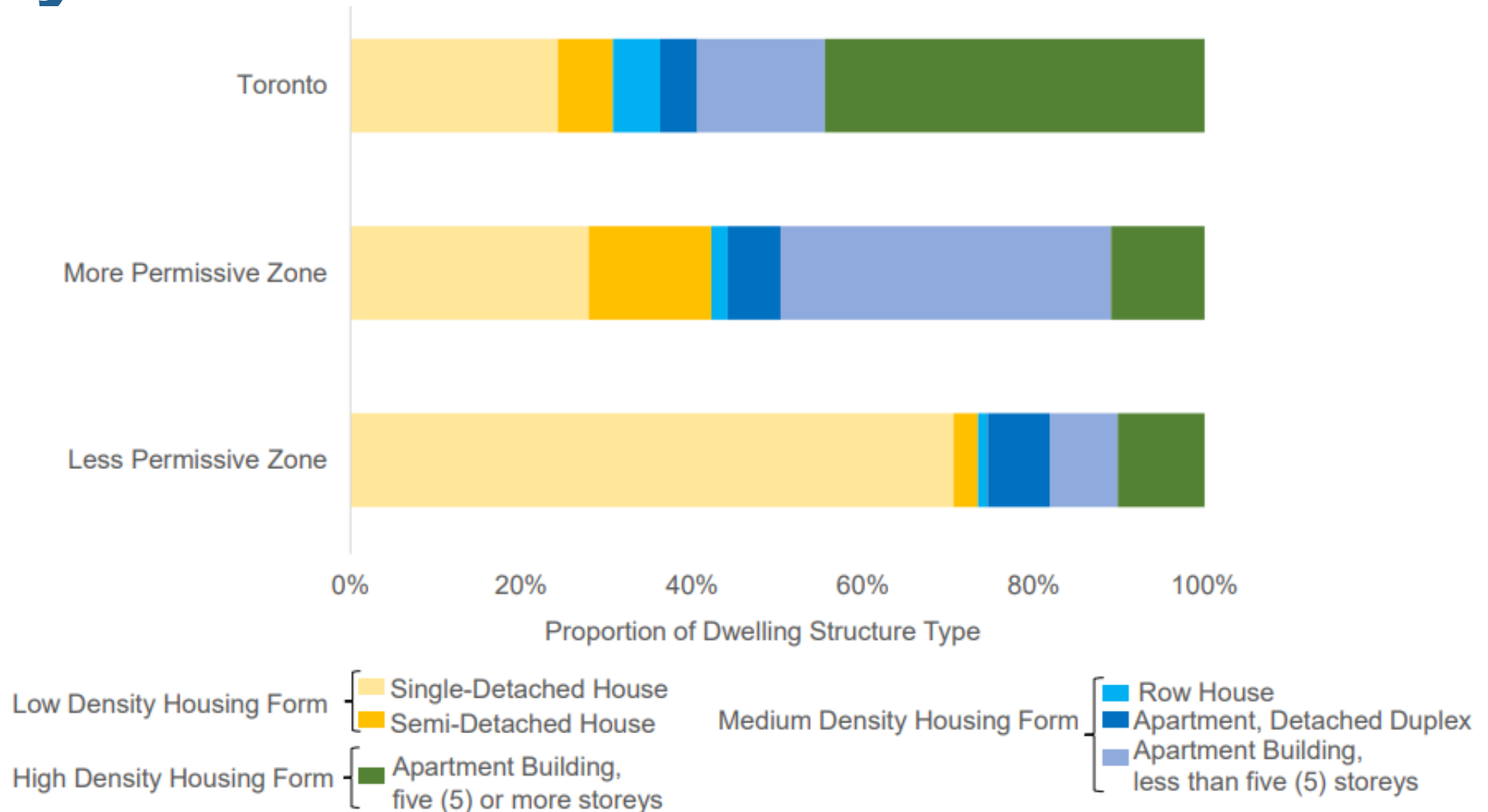




# Building Permit Activity in Case Study Areas by Zone Type

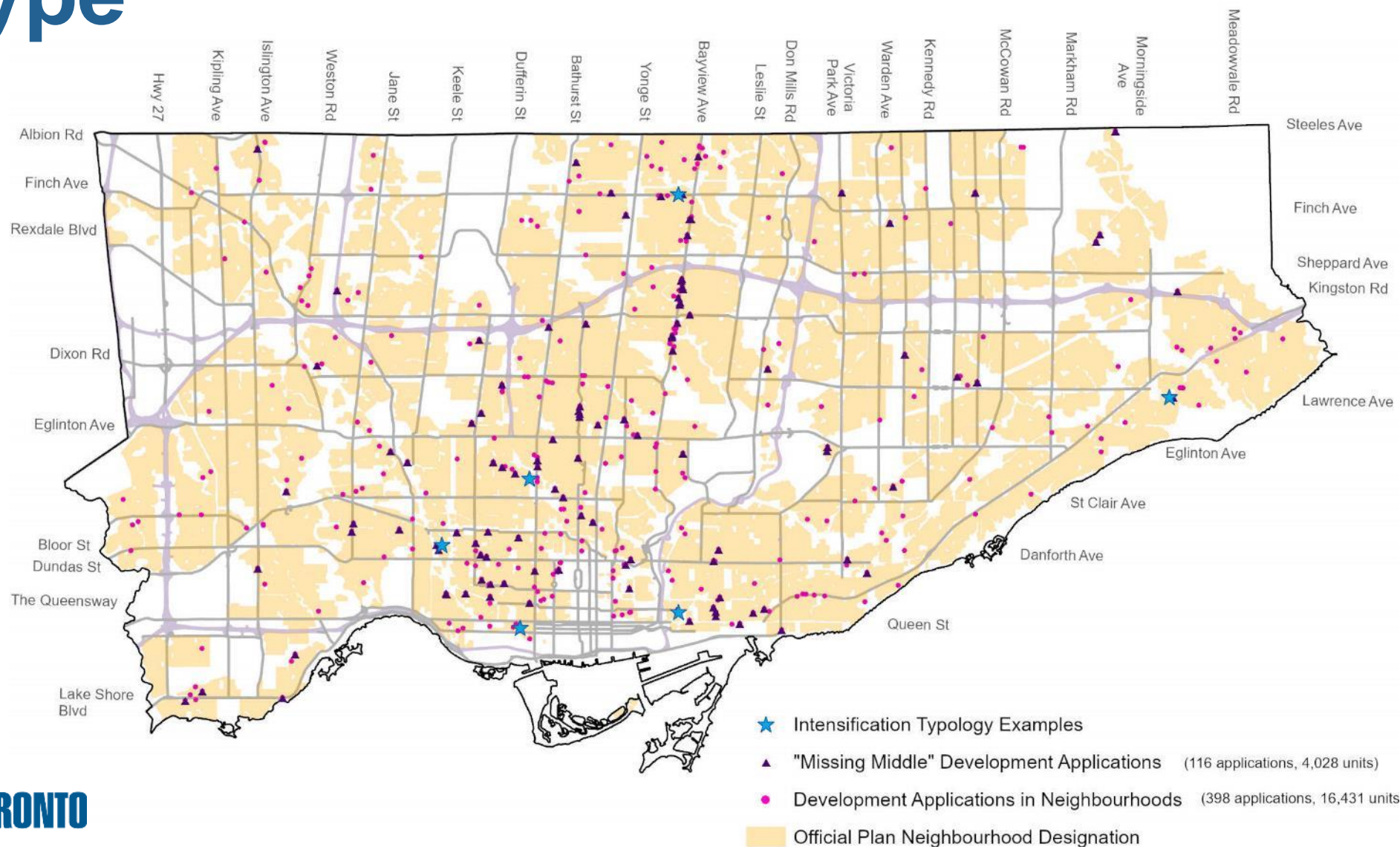


# Housing Structure Types in the Case Study Areas





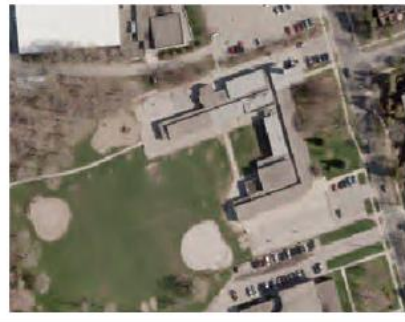








# Planning Application Activity by Zone Type





# Built Form Intensification Typologies

Intensification Typology & Details	Original Built Form	New Built Form
<b>Adaptive re-use</b>  243 Perth Ave  Proposed units: 39 Approved by City Council 2012		
<b>Large site redevelopment</b>  280 Manse Rd  Proposed units: 76 Approved through mediation at		
<b>Lot assembly</b>  238 Finch Ave E  Proposed units: 58 Approved by City Council in 2013		

Intensification Typology & Details	Original Built Form	New Built Form
<b>Residential conversion</b>  13-17 Cummings St  Proposed units: 4 Approved by City Planning Division in		
<b>Residential infill</b>  243 Niagara St  Proposed units: 4 Approved by City Planning Division in		
<b>Residential intensification</b>  160-162 Kenwood Ave  Proposed units: 9 Approved by City Planning Division in		

# Neighbourhood Population Zoning Scenarios

Zone Type	Scenario 1 RD Density = 25% RS Density, 75% RD Density	Scenario 2 RS Density Minimum for Less Permissive	Scenario 3 RM Density Minimum for Less Permissive	Scenario 4 RM Density Minimum for Less Permissive, R Density Minimum for More Permissive
Residential Detached (RD)	115,000	459,000	566,000	566,000
Residential Semi-Detached (RS)	-	-	7,000	7,000
<b>Less Permissive Total</b>	<b>115,000</b>	<b>459,000</b>	<b>573,000</b>	<b>573,000</b>
Residential Townhouse (RT)	-	-	-	-
Residential Multiple Dwelling (RM)	-	-	-	118,000
Residential (R)	-	-	-	-
<b>More Permissive Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>118,000</b>
<b>Combined Total</b>	<b>115,000</b>	<b>459,000</b>	<b>573,000</b>	<b>691,000</b>

Numbers represent additional capacity versus 2016 population

# Summary

- **More permissive zones tend to be denser, more diverse, and to have experienced more intensification than less permissive zones.**
- Projects fitting the definition of “missing middle” housing are already being built across Toronto.
- Although many other variables also play an influential role, potential zoning changes (such as increasing permissions in RD zones) could result in **gradual shifts** to the population densities and built-form diversity of residential areas.
- Rezoning alone will not make certain areas affordable or increase housing availability in the short-term. However, modest increases in the rates of ground-related intensification in Neighbourhoods **could have a meaningful long-term impact in providing a “complete range of housing”**.



# Neighbourhood Change and Intensification

Planning Research and Analytics  
City Planning Division  
November 25, 2021

