

## Ready, Set, Midtown: the Yonge-Eglinton Implementation Initiatives

### Midtown Zoning Review – Avenue Road Transit Station Area

### Neighbourhoods: April 2022

## Consultation Summary

*This report is not intended to provide a verbatim transcript of the meeting, but instead provides a high level summary of participant feedback. Many of the comments below were captured during a Virtual Community Consultation Event held on April 25, 2022, but also includes feedback received by email, phone, social media, and other means.*

*If you have any questions after reviewing this summary and the appendix, please contact Matt Armstrong, Senior Planner, Strategic Initiatives, City of Toronto at [matt.armstrong@toronto.ca](mailto:matt.armstrong@toronto.ca) or 416-392-3521.*

### Event Overview

On April 25, 2022, the City of Toronto hosted a Virtual Community Consultation Event for the Focused Review of Neighbourhoods in the Avenue Road Transit Station Area. The Focused Review is part of the larger Midtown Zoning Review, which implements the Yonge-Eglinton Secondary Plan through updates to zoning. The Midtown Zoning Review, together with the Midtown Public Realm Implementation Strategy and the Midtown Infrastructure Implementation Strategy, collectively form the "Ready, Set, Midtown" series of implementation initiatives. A community consultation meeting was held virtually through the WebEx Webinars platform. Consultation materials are available online at [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown) (click on "Midtown Zoning Review", then "Focused Review of Neighbourhoods in Avenue Road Transit Station Area").

The purpose of the consultation was:

- To provide information on the Focused Review, including the project background, rationale, proposed zoning changes and timelines;
- To inform and educate the public about the relevant planning policy and context;
- To seek input from the public on the proposed zoning changes; and
- To ensure engagement and awareness of the study by land owners, businesses, those not previously involved, and the public at large.

City Planning staff from the Strategic Initiatives unit of the City Planning Division were in attendance to answer questions and have discussions with attendees about the Study.

The event was held on April 25, 2022, from 6:30 p.m. to 8:00 p.m. According to the WebEx Webinars record, there were a total of 85 individual sign-ins to the event. **Thank you to all who attended!**

Please note: While 85 sign-ins were recorded, this may not represent actual attendance, given certain immeasurable factors, such as: some individual sign-ins being viewed by more than one person (e.g. a



couple or an association signing in) or people experiencing technical challenges who may have signed-in more than once (e.g. to get a better experience on a different device).

The session started with a 40 minute presentation, followed by 50 minutes of discussion and feedback. Attendees provided feedback by speaking directly at the event, providing questions and comments in the digital question and answer box, and by sending in comments or questions by email or phone in advance of the meeting.

## **Consultation Details and Promotion**

### *Promotions*

The consultation was promoted through a single page, double-sided flyer. The flyer included information on the study area, the need for zoning changes, a high-level summary of proposed changes, details about how to attend the virtual community consultation meeting, and contact information for City Planning staff and local Councillors. The notice was mailed to 7,692 addresses, which includes all addresses within the study area and to all properties within 120 metres beyond the perimeters. In addition, local Councillors' offices were informed of the meeting in advance so that they could provide details to any interested constituents.

### *Presentation and Proposed Zoning Changes*

Staff presented a brief summary of the requirement to implement the Yonge-Eglinton Secondary Plan, including a planned minimum people and jobs per hectare of 200 in the Avenue Midtown Transit Station Area; the rationale for a separate process from the main Midtown Zoning Review; and the proposed changes to the zoning by-law. Staff then provided more detail on the role of zoning ; background on the increased density requirement, local planning policy and zoning regulations, examples of permitted building types, the proposed changes to the zoning by-law, and next steps in the process.

The complete presentation will be made available on the project website at [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown) (click on "Midtown Zoning Review", then "Focussed Review of Neighbourhoods in Avenue Road Transit Station Area").).

## **Summary of Feedback**

Feedback was received from attendees at the public event, as well as through emails and phone calls received in advance of the event. **The following is a summary of the feedback received.**

Participants were engaged and provided questions and comments. Staff endeavoured to answer as many questions and comments as possible during the event. As well, all questions and comments submitted through the questions and answer box have been reviewed, and are reflected in this summary.

Comment	Staff Response
<p>One person expressed concern that north end of Highbourne Road has a different character from other streets in the study area. Interest in seeing the north end of Highbourne Road being excluded from the proposed changes.</p>	<p>Staff explained that Highbourne Road was determined to be within the same geographic neighbourhood, using the policy within the Official Plan. Staff also noted that the current zoning label is the same as other neighbouring areas under review, and that existing density and zoning is a consideration.</p>
<p>Request and support for additional height beyond four storeys from 2 separate participants.</p>	<p>The City of Toronto's Official Plan sets a maximum height limit of 4 storeys in lands designated <i>Neighbourhoods</i>.</p>
<p>A participant expressed concern that development activity will expand beyond four storeys in height.</p>	<p>Staff clarified that regardless of the proposed zoning changes, any property owner can submit such a request through a formal application process. Development applications that exceed what is permitted in the Official Plan and Secondary Plan would be reviewed through an Official Plan Amendment process, which has mandatory submission requirements and would require public consultation.</p>
<p>One person expressed concern about sunlight and shadow impacts.</p>	<p>Staff responded that the proposed zoning changes would not have a significant impact on sunlight and that the Official Plan has policies that seek to minimize shadowing from development.</p>
<p>There were a few questions from participants about immediate impacts on specific properties.</p>	<p>Staff explained that the proposed zoning changes only affect land use permissions for future development, and are not themselves applications for development. Staff emphasized that this does not mean the existing buildings have to be changed or redeveloped, as this would be a decision by the property owner.</p>
<p>Support was expressed from a few participants to allow for further density in other areas nearby, and in locations beyond the Transit Station Area</p>	<p>Staff noted that the proposed zoning changes must align with the Official Plan and Yonge-Eglinton Secondary Plan, which includes specific policies and geography. Changes to the Plan itself are out of scope for this work. However, Staff also noted similar and broader city-wide initiatives such as Expanding Housing Options in Neighbourhoods.</p>
<p>There was a question about the impact of growth on infrastructure capacity, schools and amenities.</p>	<p>Staff noted that schools are planned by respective school boards, and that the upcoming Midtown Infrastructure Implementation Strategy will plan for and coordinate new services to accompany growth.</p>
<p>Discussion about Floor Space Index (FSI) as compared to form based zoning. Question from one participant about the difference. Two participants indicated support for form-based zoning over FSI.</p>	<p>Staff explained that both FSI and form based zoning can control the total size of a building. FSI is a ratio of floor area to the amount of land that a building occupies on a lot, represented as a number. Form based controls include height limits, setbacks, angular planes, maximum building depths, and other regulations. Those regulations (when used together) also limit the total size of a building.</p>

Comment	Staff Response
One question about parking.	Staff clarified that parking requirements will not be modified by this exercise. Council adopted new parking standards for Zoning By-law 569-2013 in December 2021 which are currently under appeal.
One individual has asked about revisiting the transit station area boundary and to include higher density requirements in the nearby Yonge-Eglinton Midtown Transit Station Area, rather than the Avenue Midtown Transit Station Area.	Staff responded that the Secondary Plan is in-force and changes to the Secondary Plan are out of scope. The boundaries for the Midtown Transit Station Areas are established and include a higher minimum residents and jobs per hectare in the Yonge-Eglinton Midtown Transit Station Area than the Avenue Midtown Transit Station Area.
Comments were received from one resident in relation to garden suites.	Staff provided information regarding garden suites, but indicated that garden suites are advancing through a separate city-wide process.
A few residents asked questions of clarification regarding the boundary and proposed changes.	Staff responded to these questions and clarified which properties are proposed to be included.
One resident expressed that the area is for families with children, and that future dwellings should accommodate families.	Staff will consider further proposed changes to zoning to require units with 2 and 3 bedrooms, and/or a minimum unit size.
One resident expressed a desire to ensure that roofs are peaked and architectural character is preserved.	Staff will consider this input in revisions to the by-law, though the primary focus is to make changes to accommodate more people and jobs.
One resident expressed concern that local planning power is being lost to changes made by the province.	Staff explained that the Secondary Plan is a statutory document, and no changes are being contemplated through this rezoning process.
There was a question from a resident about existing and proposed side yard setbacks, and concern about buildings being too close together.	Staff responded with details of the existing zoning by-law, as the front and rear yard setbacks are proposed to be maintained. Staff will consider further proposed changes regarding separation distances.
A few individuals and residents expressed support for the changes and requested to know when they would be in-force.	Staff provided that the recommended zoning by-law is anticipated to be before City Council in July, after which there will be an appeal period. If the by-law is appealed to the Ontario Land Tribunal, the nature and scope of appeals and the OLT's schedule will impact the timeline.



### **What Happens to this Feedback?**

This feedback is one component of input into the Midtown Zoning Review. Other inputs include planning policy and inputs from the local community, stakeholders, City Divisions and Agencies. Toronto City Planning will consider all of this feedback in developing the final proposed changes to the zoning by-law in the study area.