

# **Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Select Low-rise Areas – Decision Report - Approval**

**Date:** April 12, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** 8 - Eglinton-Lawrence, 12 - Toronto-St Paul's and 15 - Don Valley West

## **SUMMARY**

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The Midtown Zoning Review is one of three core initiatives to implement the Yonge-Eglinton Secondary Plan (Official Plan Amendment 405, also known as "OPA 405"), collectively known as "Ready, Set, Midtown". The other initiatives are the Midtown Infrastructure Implementation Strategy (MIIS) and the Midtown Parks and Public Realm Strategy.

The Midtown Zoning Review is intended to implement the policies of OPA 405 via permissions in zoning. The purpose of this report is to bring forward recommended zoning by-law amendments to implement policies of OPA 405 for lands designated *Neighbourhoods "A"*, a portion of low-rise *Apartment Neighbourhoods* and a portion of *Parks and Open Space Areas - Parks*. Most of these lands fall within a Council-adopted Major Transit Station Area, which sets a minimum floor space index for the lands. The report outlines the process undertaken to arrive at the recommended zoning by-law amendments, including engagement and consultation. The recommended zoning by-law amendments permit, as-of-right, a variety of low-rise housing on lands planned for low-rise intensification, along with parks zoning for lands planned to be future parks.

The recommended zoning by-law amendments are consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and with the Official Plan.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend city-wide By-law 569-2013 for the areas identified in Attachment 2, substantially in accordance with the recommended Zoning By-law Amendments attached as Attachments 4a and 4b to the report dated April 12, 2023.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **EQUITY STATEMENT**

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The Yonge-Eglinton Secondary Plan provides a holistic approach to managing growth and change in the area, while considering potential impacts on Indigenous, Black, and equity-deserving or vulnerable populations of Toronto. The Secondary Plan provides a framework for establishing a complete community in Midtown that supports overall quality of life for people of all ages, abilities, and incomes. This will be achieved through improved access to a range of mobility options, community service facilities, local stores, services and employment, housing including affordable housing, an attractive and vibrant public realm and publicly accessible parks, open spaces and recreational facilities.

Supporting complete and inclusive communities is a key consideration in the ongoing development of an updated Zoning By-law for Midtown. To this end, Staff are making efforts to seek input from diverse individuals and groups as the Midtown Zoning Review continues through a variety of consultation and engagement practices.

## **DECISION HISTORY**

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The Yonge Eglinton Secondary Plan came into force through a Decision of the Minister of Municipal Affairs and Housing in 2019. The Official Plan directs an implementing zoning by-law be prepared to implement a Secondary Plan. City Council further directed the development of an implementing zoning by-law, which Staff have been advancing in phases.

City Council adopted Official Plan Amendments regarding land use designation changes to *Parks and Open Space Areas - Parks* at the northeast corner of Duplex Avenue and Castlefield Road in October 2021, and regarding Major Transit Station Areas, including their geography and minimum floor space indices.

For a more detailed explanation of the Decision History related to this matter, please review Attachment 1.

## POLICY CONSIDERATIONS

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (2020) provides province-wide policy direction on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect communities.

The preamble to the PPS states that zoning by-laws "are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, amended 2020) (the "Growth Plan") came into effect on August 28, 2020. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan.

### **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

### **Toronto Official Plan**

The Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. The vision of the City's Official Plan centres on the creation of an attractive and safe city that evokes pride, passion, and a sense of belonging; a city where people of all ages and abilities can enjoy a good quality of life in vibrant neighbourhoods that are part of complete communities. The vision also outlines the importance of providing affordable housing choices across Toronto that meet the needs of everyone in their communities throughout their life.

Land use designations of the Plan include *Neighbourhoods*, set out in section 4.1, and *Apartment Neighbourhoods*, set out in section 4.2. *Neighbourhoods* are described as

containing a full range of residential uses within lower scale buildings, consisting of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses and walk-up apartments that are four storeys or less. Physical changes to established *Neighbourhoods* must be sensitive, gradual, and respect and reinforce the general physical patterns in a *Neighbourhood*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale service and office uses that service the needs of area residents. All land uses provided for in *Neighbourhoods* are also permitted in *Apartment Neighbourhoods*.

The Official Plan includes the *Parks and Open Space Areas - Parks* land use designation in section 4.2. These are areas where the Plan states that development is generally prohibited, as these areas "will be used primarily to provide public parks and recreational opportunities."

Section 5.2.1 of the Official Plan contains policies with respect to Secondary Plans, and indicates that Secondary Plans establish local development policies in a defined area of the city. Policy 5.2.1.5. states that "an implementing zoning by-law and/or development permit by-law will be prepared concurrently for new Secondary Plans unless Council determines that development is to proceed by site specific zoning." Council has directed staff to advance a review and update to Zoning By-law permissions in the Yonge-Eglinton Secondary Plan area.

The City is required to update its Official Plan through the Municipal Comprehensive Review to include the approximately 180 MTSAs identified across the City. The Growth Plan requires that MTSAs are delineated to "maximize the size of the area and number of potential transit users that are within walking distance of the station". The Official Plan must prioritize planning the MTSAs in a manner that implements the Growth Plan (including directing growth, protecting natural heritage and supporting Transit Oriented Development).

Delineation of PMTSAs as a subset of the MTSAs helps advance the implementation of Provincial policy requirements that would enable the use of inclusionary zoning policies, and can increase the supply of affordable housing across the City. City Council endorsed an Official Plan Amendment for this purpose, which includes minimum floor space indices for these areas.

### **Official Plan Amendment 405 (the Yonge-Eglinton Secondary Plan)**

The Yonge-Eglinton Secondary Plan provides an up-to-date planning policy framework and prioritized improvements related to local transportation, parks, municipal servicing and community infrastructure. The Plan sets out a vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's Character Areas. It envisions Midtown as a green, resilient, connected and prosperous place. The Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure. Policies of the Plan specifically direct details to be specified in an implementing zoning by-law, such as maximum building heights.

OPA 405 includes policies regarding transit station areas and land use designations including *Neighbourhoods "A"* and *Apartment Neighbourhoods*. Policy 2.5.12 states that development in *Neighbourhoods "A"* designated lands are areas where a wide variety of low-rise residential uses are permitted, and where lands can accommodate low-rise intensification. Policy 5.3.7 defines "low-rise buildings" as being up to a maximum of 4 storeys. Policy 2.5.10 states that *Apartment Neighbourhoods* are predominantly residential communities, with small-scale retail and service uses permitted on the first floor of buildings (and encouraged on Secondary Retail Streets, such as along Eglinton Avenue West across from Eglinton Park).

There are 22 Character Areas in OPA 405, including the following four, which are applicable to the recommended zoning by-law amendments:

- Eglinton Park, which policy 1.3.4.a. states is a residential area along a major street, consisting generally of low-rise walk-up apartment buildings, with mid-rise buildings marking either end;
- Bayview Focus Area, which policy 1.3.5.d. states is a vibrant mixed use, transit-oriented area with predominantly mid-rise buildings and tall buildings in proximity to the station;
- Montgomery Square, which policy 1.3.6.b. states is the civic heart of Midtown with historic buildings and shops along Yonge Street, and will become a unique destination with new public parks; and
- Davisville Community Street, which policy 1.3.6.d. states is a convivial place and the local heart of the Yonge-Davisville area, with low-rise residential intensification.

OPA 405 also includes "Midtown Transit Station Areas", which are areas planned to accommodate higher density development to increase the efficiency and viability of existing and planned transit service levels. Most of the areas proposed for zoning by-law amendments in this report fall within a Midtown Transit Station Area.

Further policies of OPA 405 set minimum heights (5.4.1), permitted building types (5.3.9), and set direction for the public realm, including setbacks (e.g. 5.3.5.b.).

## Zoning

Most of the area is subject to City-wide Zoning By-law 569-2013, and is zoned R (Residential). This zone category permits a variety of residential dwelling types, including detached houses, semi-detached houses, townhouses, multiplexes (duplexes, triplexes and fourplexes) and apartment buildings. The maximum permitted height is 9 metres, which is approximately 3 storeys, except for properties located generally east of Lascelles Boulevard along Eglinton Avenue West where the maximum permitted height is 15 metres. The zoning by-law can be accessed online here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## COMMENTS

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### Background

The Yonge-Eglinton area continues to be a focus for growth, investment and new development activity within a complex, urbanized context. As the City is required to process, review and evaluate development applications received, cross-divisional efforts to coordinate implementing zoning, public realm improvements and infrastructure strategies remain an ongoing priority to inform development application review and ensure that growth is appropriately managed. Staff will continue to review and process development applications in the area, while working to implement the intent and purpose of the Secondary Plan, and its associated infrastructure requirements.

As of March 2, 2023, there was one rezoning application under review within the area considered for zoning amendments subject to this report.

### Inputs in Developing an Updated Zoning By-law in Midtown

There are three primary areas of work that have been completed to inform the updated Zoning By-law to implement OPA 405:

- A zoning background report regarding the existing conditions and challenges;
- A built form study to evaluate the modifications made to the Secondary Plan by the Province; and
- An infrastructure assessment based on the highest potential growth estimates anticipated through the built form study.

The zoning background report entitled "Midtown Zoning Review Phase 1 - Background Report" was completed in 2020 and is available on the project website at [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown). The background report includes a detailed account of the current zoning in Midtown by Character Areas. It also identifies a number of challenges, including the complexity and layering of existing zoning. The area is subject to three comprehensive zoning by-laws: City of Toronto Zoning By-law 569-2013, former City of North York Zoning By-law 7625, and former City of Toronto Zoning By-law 438-86. There are hundreds of zoning exceptions and prevailing by-laws. As a result, the existing zoning in Midtown is challenging to understand and interpret, and is challenging also to update. Due to the policy framework change, there are areas of inconsistency between OPA 405 and the in-force zoning, necessitating updates to zoning to ensure conformity with OPA 405. Additional study was needed to determine appropriate regulations for built form, including height, density, transition and tower separation in order to interpret and respond to OPA 405 as modified.

A built form study was undertaken by a consultant hired by the City, in coordination with staff and with input from the public. The primary purpose of the built form study was to evaluate the modifications made to the Secondary Plan by the Province, including the appropriate application of the "anticipated height ranges" policy approach, considering

shadow impacts on parks and open spaces, tower separation distances, floor plate sizes, setbacks and setbacks.

The Midtown Infrastructure Implementation Strategy (MIIS), developed in coordination with multiple City Divisions through 2021-22, was adopted by City Council on June 15, 2022. The MIIS guides capital planning and implementation to align with growth in the Secondary Plan area in the near, mid and long terms to 2051. The report includes a framework for ongoing coordination of infrastructure provision in Midtown through capital planning processes, development review and partnership opportunities with City Agencies and Boards.

A component of the MIIS, the Public Realm Implementation Strategy provides detailed recommendations for the implementation of the Public Realm Moves outlined in the Yonge-Eglinton Secondary Plan and related initiatives. The public realm strategy provides preliminary concept drawings for public realm improvements, and recommends minimum building setbacks to achieve Secondary Plan objectives and to aid in development review and capital project planning. The minimum setbacks recommended in the Public Realm Implementation Strategy will inform the standards to be included in draft zoning by-laws across the Secondary Plan area.

## **Proposed Changes to Zoning in Select Low-rise Areas Presented for Consultation**

Staff evaluated the policies of the Yonge-Eglinton Secondary Plan and developed draft zoning changes for the purpose of public consultation. These draft changes were guided by the objectives and zoning framework of the Ready, Set, Midtown: Zoning Review - Status Report. The proposed changes presented for public consultation included:

- Adding a minimum height of 2 or 3 storeys, depending on the applicable area;
- Setting a maximum height of 4 storeys and 12 to 13 metres (with an exception for 6 properties along Eglinton Avenue West, which height in metres is proposed to remain unchanged at 15 metres);
- Increasing the maximum depth of any building to 17 metres (currently only houses are permitted to be this deep, where other forms are permitted up to 14 metres);
- Setting a minimum Floor Space Index of 1.0 for most areas (no minimum north of Roselawn Avenue);
- Removing maximum floor space index. Instead, the maximum size of the building will be determined by its built form, including regulations such as maximum height, maximum depth, and minimum setbacks.
- Changes to encourage small-scale retail for properties along Eglinton Avenue West, including an increase in retail size and permission for more than one store per building;
- Reducing the number of permitted curb cuts;
- Rezoning certain lands designated as *Parks* to a zone in the Open Space Zone category; and
- Recognizing lawfully existing uses that do not conform with policies of the Yonge-Eglinton Secondary Plan.

Please see Attachment 2 for maps showing the location of the proposed changes.

## **Consultation**

Building on the objectives and zoning framework adopted by Planning and Housing Committee in November 2021, a meeting focussed on the four areas planned to consist of low-rise, predominantly residential buildings, was held virtually on January 25, 2023. There were a total of 110 unique sign-ins to the event, which is a good estimate of the number of attendees. Participants were engaged at the meeting, with comments and questions received on a variety of topics and varying degrees of alignment with the Official Plan and with zoning. For example, some attendees commented that they wished to see greater height permissions, despite the Secondary Plan identifying these areas for low-rise development, which is defined as four storeys in the Official Plan. There was also some concern expressed from property owners and residents of properties designated *Parks and Open Spaces - Parks* regarding the proposed zoning change to an open space zone. Staff explained that the proposed zoning continues to permit their houses, provided they lawfully exist today. Staff further explained that the zone change on these lands implements the Plan and provides greater clarity that the future intended use of these lands is park space.

Meeting materials, including the presentation given on January 25, 2023, was posted to the project website at [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown) (under 'Midtown Zoning Review'). A consultation summary was also posted online and is available in Attachment 3.

Staff considered feedback from the meeting, as well as emails and phone calls received in the development of the draft zoning by-law amendments. The draft zoning by-law amendments were posted to the project website on Friday, February 17, 2023, for review and comment. No further comments were received.

## **Indigenous Engagement**

In October 2021, staff reached out to 11 First Nations and the Metis Nation via email and letter to invite direct participation in the Midtown Zoning Review. Those Nations and Metis Nation contacted were:

- Beausoleil First Nation
- Chippewas of Georgina Island First Nation
- Chippewas of Rama First Nation
- Curve Lake First Nation
- Haudenosaunee Confederacy Chiefs Council via the Haudenosaunee Development Institute
- Hiawatha First Nation
- Metis Nation
- Mississaugas of Alderville First Nation
- Mississaugas of the Credit First Nation
- Mississaugas of Scugog Island First Nation
- Nation Huronne-Wendat
- Six Nations of the Grand River Territory



In addition to the above list, staff also reached out to the Toronto Aboriginal Support Services Council (TASSC) in December 2021.

Staff received responses from the Mississaugas of Alderville First Nation, the Mississaugas of the Credit First Nation, and the Metis Nation. Staff followed up on each of these responses providing additional information and offering to meet. No further response was received.

Staff additionally received a response and a request to meet from the Haudenosaunee Development Institute (HDI). Staff from City Planning and the Indigenous Affairs Office met with the HDI representatives on December 13, 2021. At that meeting, the HDI representatives expressed concern with the in-force Yonge-Eglinton Secondary Plan and, as a result, the ongoing zoning review implementing that Plan. The comments received from HDI address more general issues with the previous planning process regarding the Secondary Plan. Staff have provided further information on the previous process and offered further meetings with HDI to continue a discussion regarding Indigenous engagement in the planning process.

### **Conformity with the Policy Framework**

The recommended zoning by-law amendments are consistent with the Provincial Policy Statement, and conforms with the Growth Plan and the Official Plan.

The recommended zoning by-law amendments implement a geographic portion of the Yonge-Eglinton Secondary Plan. The recommended zoning by-law amendments implement the intent and purpose of OPA 405, as well as specific policy directions that are appropriately regulated through zoning such as minimum or maximum built form standards; and land use permissions or prohibitions. Together, these permissions implement the vision of the Plan and applicable policy direction that applies to these lands. Accordingly, the recommended zoning by-law amendments conform with the Secondary Plan.

### **Anticipated Timeline and Next Steps**

City Planning, together with partner Divisions and Agencies, will continue to advance the Midtown Zoning Review, and anticipate the following sequence of events:

- Continued work on the appeals to the Council-adopted 'Villages' Zoning By-law of May 1, 2021; and
- Ongoing efforts to bring forward amendments to the zoning by-law for other areas, including further consultation and engagement, later in 2023.

### **Conclusion**

The recommended zoning by-law amendments for select low-rise areas within the Yonge-Eglinton Secondary Plan are the result of research, analysis and community engagement. The recommended zoning by-law amendments conform with and implement the Yonge-Eglinton Secondary Plan.

The recommended zoning by-law amendments represent a further phase of staff advancement to implement the Secondary Plan, following the Midtown 'Villages', and *Neighbourhoods* designated lands in the Avenue Midtown Transit Station Area. The amendments also respond to direction of the Official Plan to bring forward implementing zoning by-laws with new Secondary Plans.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director,  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Decision History  
Attachment 2: Key Map Showing the General Location of the Recommended Zoning By-law Amendment  
Attachment 3: Consultation Summary  
Attachment 4a: Recommended Zoning By-law Amendment for Select Low-rise Areas (*Neighbourhoods "A" Designated Lands*)  
Attachment 4b: Recommended Zoning By-law Amendment for Select Low-rise Areas (*Low-rise Apartment Neighbourhoods*)

## Attachment 1: Decision History

### Midtown Infrastructure Implementation Strategies

At its July 23, 2018 meeting, City Council adopted OPA 405 pursuant to Section 26 of the *Planning Act*. As part of its decision on the final report associated with OPA 405, City Council also endorsed the Midtown Parks and Public Realm Plan and Community Services and Facilities Strategy, and directed City Staff to coordinate and prepare Infrastructure Implementation Strategies for parks and public realm improvements, community services and facilities, transportation and municipal servicing. City Council also directed staff to undertake a zoning review of Midtown's 22 Character Areas, and consider applying holding provisions, where necessary, as part of the Midtown zoning review and/or the review of development applications.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

### Minister's Decision on OPA 405

On June 5, 2019, the Minister of Municipal Affairs and Housing issued its [decision](#) on the Midtown Official Plan Amendment (OPA 405). As part of the Decision, modifications were made to OPA 405, including changes to anticipated height ranges and built form policies from those adopted by Council. The Secondary Plan contains policy directions associated with the provision of infrastructure, Public Realm Moves, the Midtown Mobility Network, and the need for Infrastructure Implementation Strategies.

City staff reported to City Council on the Minister's modifications to OPA 405 at its July 16, 2019 meeting. City Council directed staff to complete a Zoning By-law for OPA 405 in coordination with City Planning Division's Midtown Multi-Modal Access Study and the Toronto Transit Commission's Surface Transit Operational Improvement Study. City Council also directed staff to expeditiously advance a review of the Zoning By-law permissions in relation to existing and planned infrastructure and other matters.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.16>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC9.8>

### Growth Plan Conformity and Municipal Comprehensive Review (MCR) - Work Plan

At its meeting on June 29, 2020, City Council approved the recommended approach and work plan through Growth Plan Conformity and Municipal Comprehensive Review (MCR) - Work Plan (PH 14.4). Council approved a prioritization strategy for the delineation of approximately 180 Major Transit Station Areas (MTSAs) across the City that advances the delineation of PMTSAs before completion of the MCR to support the implementation of inclusionary zoning. The report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>

### Midtown Infrastructure Implementation Strategies - Interim Report

On July 14, 2021, Toronto City Council adopted the Midtown Infrastructure Implementation Strategies - Interim Report, which provided an update on progress toward Council-directed implementation strategies in the Midtown area. Council adopted

the Eglinton Green Line Landscape and Public Realm Standards, and directed staff to report back in the second quarter of 2022 on the status of the Midtown Zoning Review. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH24.8>

### **Final Report - City Initiated Official Plan Amendment Application - 20 Castlefield Avenue 565 Duplex Avenue and 567 Duplex Avenue**

On October 1, 2021, Toronto City Council adopted Final Report - City Initiated Official Plan Amendment Application - 20 Castlefield Avenue 565 Duplex Avenue and 567 Duplex Avenue, which included land use designation changes to the subject lands from *Neighbourhoods* to *Parks and Open Space Areas - Parks*.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.NY26.5>

### **Ready, Set, Midtown: Zoning Review - Status Report**

On November 25, 2021, Planning and Housing Committee adopted the Ready, Set, Midtown: Zoning Review - Status Report, which provided an update on the Midtown Zoning Review, directions for the development of an updated Zoning By-law, and a summary of consultation undertaken to date. The report outlined next steps and timing for completion of a draft Zoning By-law for consultation and a final recommended Zoning By-law in Q2 2022. The report also discussed a targeted exercise for the Chaplin Crescent Midtown Transit Station Area and Avenue Road Midtown Transit Station Area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.11>

### **Midtown Infrastructure Implementation Strategy - Final Report**

On June 15, 2022, City Council adopted the Midtown Infrastructure Implementation Strategy - Final Report, which supports improved capital project planning and delivery in Midtown, over the near, mid and long terms. The Implementation Strategy is based on the principle that growth in Midtown will be matched with investment in community facilities, parks, the public realm, local transportation facilities and municipal servicing over time, so that the area grows and evolves as a complete community.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.IE30.7>

### **Ready, Set, Midtown: Zoning Review - Final Report and Zoning By-law Amendment for Midtown 'Villages'**

On June 15, 2022, City Council adopted Ready, Set, Midtown: Zoning Review - Final Report and Zoning By-law Amendment for Midtown 'Villages', which included a zoning by-law amendment to implement Official Plan Amendment 405 in five 'Village' Character Areas. The report outlined the process undertaken to arrive at the recommended zoning by-law amendment, described the content of the amendment, and outlined next steps for zoning implementation of further Character Areas. There are four appeals of the zoning by-law amendment to the Ontario Land Tribunal. A hearing date has not been set.

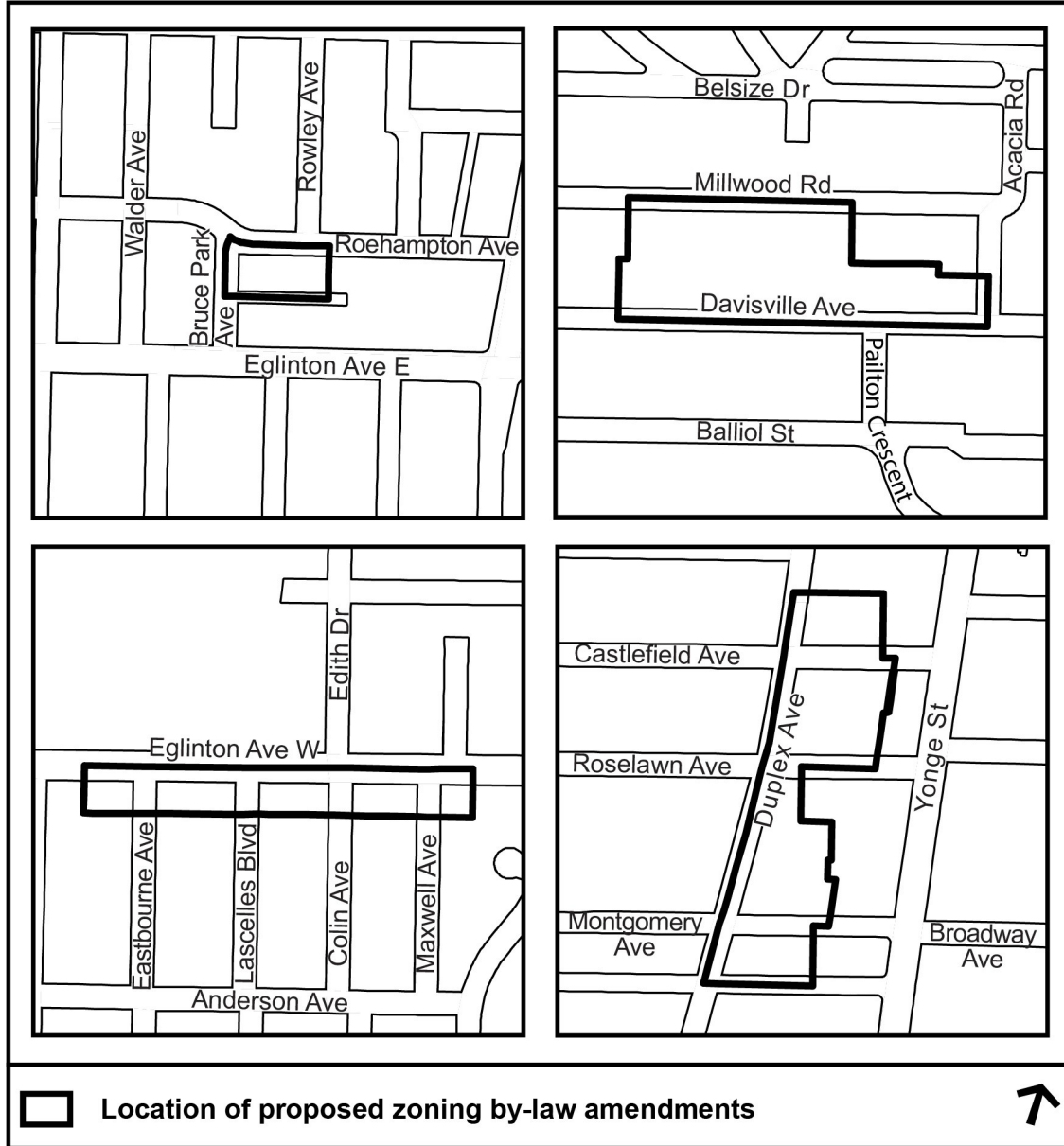
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH34.10>

## **Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report**

On July 19, 2022, City Council adopted Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report. The report included Official Plan Amendments which delineated the geographic areas of Eglinton, Davisville, and Leaside PMTSAs, and set minimum floor space indices for lands in these areas.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

## Attachment 2: Key Map Showing the General Locations of the Recommended Zoning By-law Amendments



**Attachment 3: Consultation Summary**

(provided separately)

**Attachment 4a: Recommended Zoning By-law Amendment for Select Low-rise Areas (*Neighbourhoods "A" Designated Lands*)**

(provided separately)

**Attachment 4b: Recommended Zoning By-law Amendment for Select Low-rise Areas (*Low-rise Apartment Neighbourhoods*)**

(provided separately)