



Summary Report of the 2023 Major Streets Consultation

Consultation Overview 2022-2023

Initial consultation on the EHON Initiative was undertaken with multiple study teams consulting on the initiative as a whole. Between February and May, 2022, 19 community and stakeholder consultation events were held. These events included Virtual Webinars, Roundtable Events with Community Members and Residents' Associations, Development Industry organizations (BILD, CUI), and academic institutions.

The Major Streets study was refined in response to the input received. Participants highlighted the importance of continuing to look for opportunities to expand the number of housing types, work on finding ways to enhance equity of access to neighbourhood housing, encouraging new units to be designed for accessibility, and to support small scale commercial whenever possible.

The 2023 EHON Major Streets consultation program consisted of an online survey and 17 formal consultation events:

- 4 In-Person Consultation Events (1 in each Community Planning District)
- 3 City-wide Webinars
- 8 Ward based Webinars
- 2 Toronto Chapter Meetings with BILD and TRREB

Participants in the 2023 Consultation Program ranged from neighbourhood residents, Residents' Association representative, industry representatives and future residents of Toronto.

Input received was as varied as the participants providing it, from those who wish to see no change come to the edges of the neighbourhoods to those that wish to see permissions for mixed use mid-rise and tall buildings City-wide.

All input was combined and considered as part of the analysis.

What We Heard 2023 - Summary by Theme

Height and Density

- Higher density buildings should be concentrated in certain areas, while some areas should remain low-density.
- Density is important to mitigate climate change, to create more complete communities and to make active transportation and/or public transit more feasible.

Design

- Buildings need to be designed for accessibility and an aging population.
- Facades should be designed not to have multiple entrances but mimic the appearance of neighbouring buildings.

Setbacks

- Minimum setbacks should be further reduced to accommodate additional floor area in a building and facilitate a greater variety of building options.
- Large yards are not important for housing comfort.
- Buildings look better and are more efficient without upper floor setbacks.

Landscaping

- Tree preservation is critical as trees play an important part in making the city beautiful and in mitigating climate change.
- Open space is important but should not exist at the expense of the provision of more units.

Parking and Transportation

- A 6-metre wide side setback to accommodate a driveway for on-site parking should not be prioritized.
- Density, particularly along transit routes, is needed to support retail uses, schools and higher order transit.

Other/General

- There should be no more single-family-only zoning anywhere in Toronto.
- The build out of this vision for the City has to be done overtime in order not to increase the current problems.



The Major Streets Public Survey

The EHON Major Streets Survey was available for comment between October 10 and December 14, 2023 with a total of 1985 respondents.

The survey focused on issues of building design, including setbacks, building heights and location on a lot. In addition to ranking questions, long form answers were requested to expand on each ranking question. Long form answers were aggregated and summarized in the staff report.

Each question was related to a demonstration design that shows the overall building size, setbacks and context to inform the context for each question.

The survey was anonymous, with important information collected about respondents and then aggregated.

Do you currently live on a major street as identified by Map 3 of the Official Plan (below)?

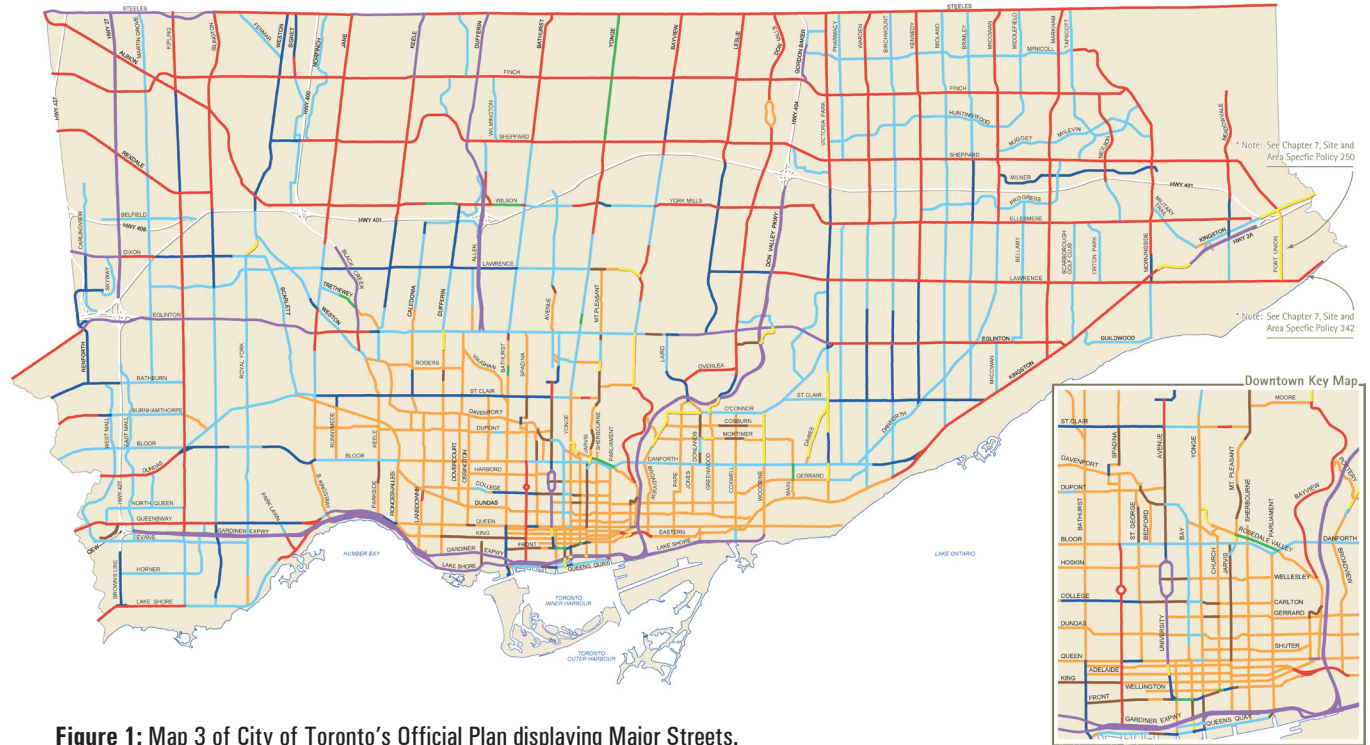
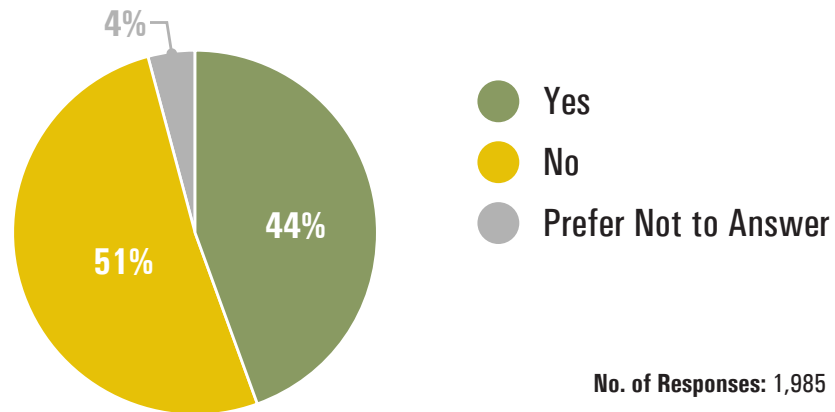


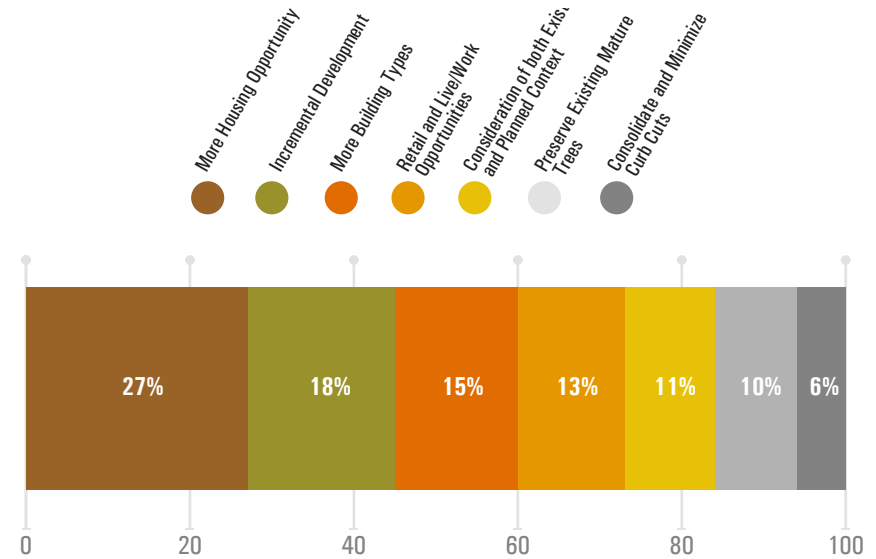
Figure 1: Map 3 of City of Toronto's Official Plan displaying Major Streets.



No. of Responses: 1,985

The following seven principles were identified to inform the Major Streets Study:

- 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 live/work (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 by assembling 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.



Please rate the seven principles in order of importance to you from 1 to 7.

One should be the most important and seven should be the least important principle to you.

Mid-Block Lot on a Major Street (1) Housing Type: Townhouses

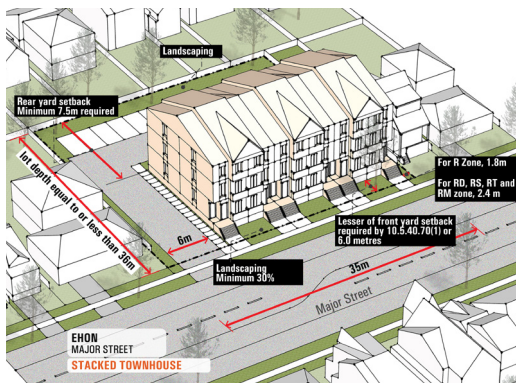
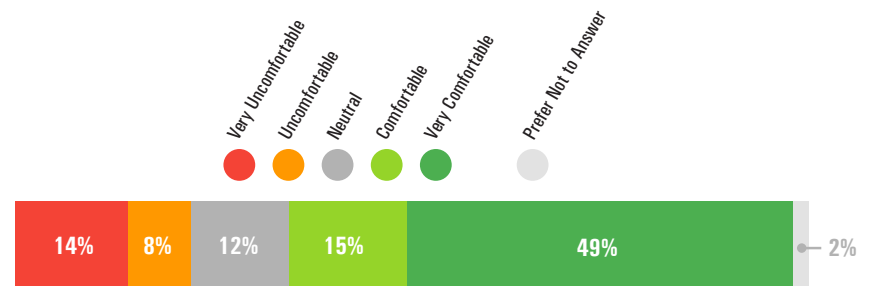


Figure 2: Image of a townhouse mid-block on a major street.

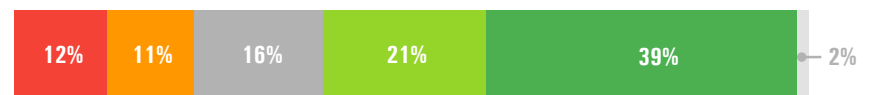
The minimum distance of the building from the side property line is 1.8 metres to provide accessible pedestrian access to the rear of the site. The side wall of the building could have small windows.

On a scale of 1 to 5, please rate your level of comfort with the 1.8 metre distance of the building from the side property line?



A total of 30% of the site is available for vegetation, including trees, to grow and mature. This space is important to achieving a healthy balance between the built and natural environment, which includes tree protection and growth considerations.

On a scale of 1 to 5, please rate your level of comfort with the amount of space.



Mid-Block Lot on a Major Street (2)

Housing Type: Townhouses

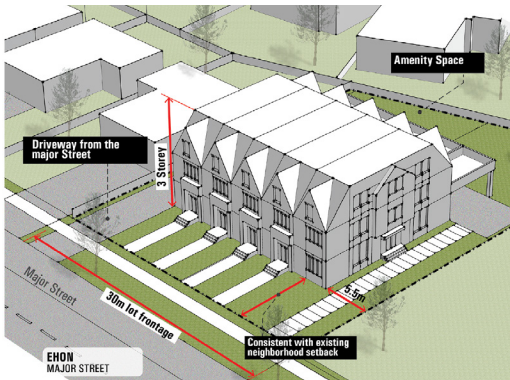
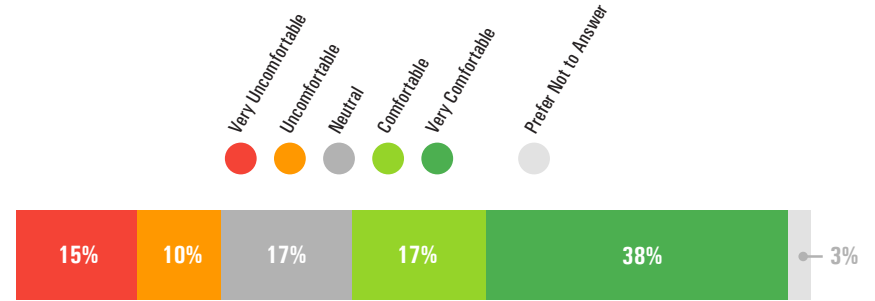


Figure 3: Image of a townhouse located mid-block on a major street with alternative setbacks.

The minimum distance of the building from the side property line is 5.5 metres to provide privacy to new and existing building occupants. The side wall of the building could have windows.

On a scale of 1 to 5, please rate your level of comfort with the 5.5 metre distance of the building from the side property line?



Corner Lot on a Major Street

Housing Type: Townhouses

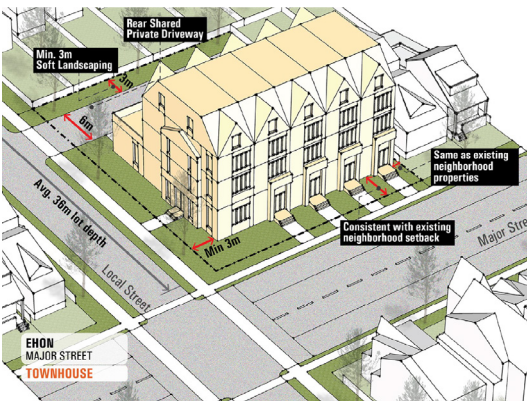
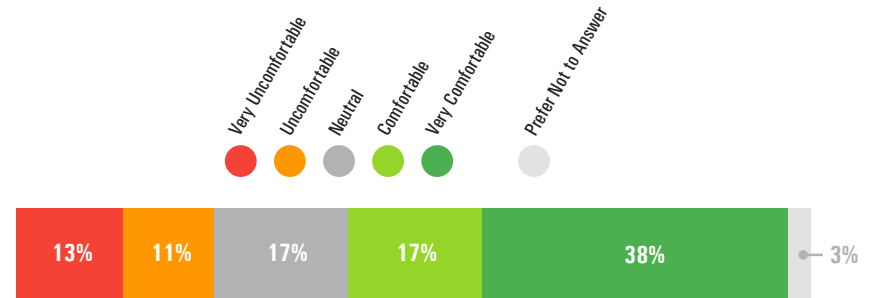


Figure 4: Image of a townhouse located on a corner lot of a major street.

The minimum distance of the building from the local street is 3.0 metres.

On a scale of 1 to 5, please rate your level of comfort with the 3.0 metre distance of the building from the local street?



Mid-Block on a Major Street

Housing Type: Apartment Buildings

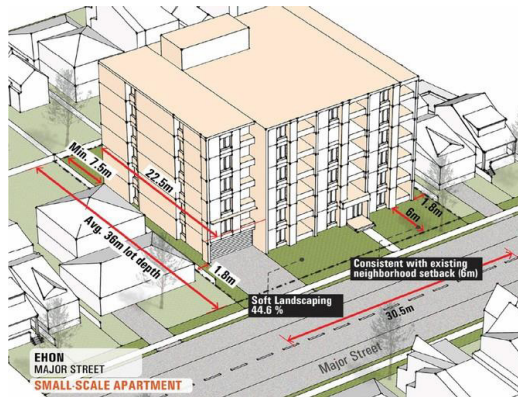
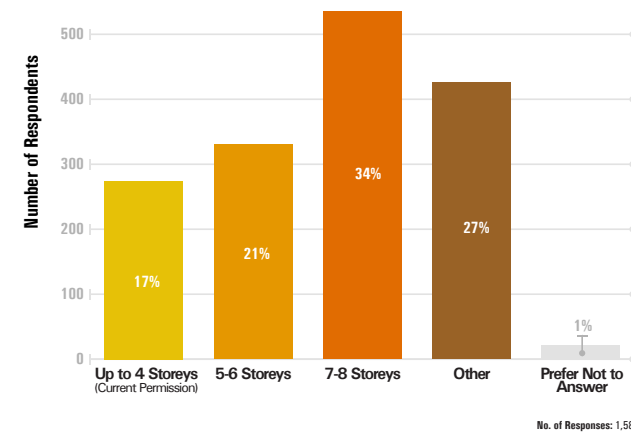
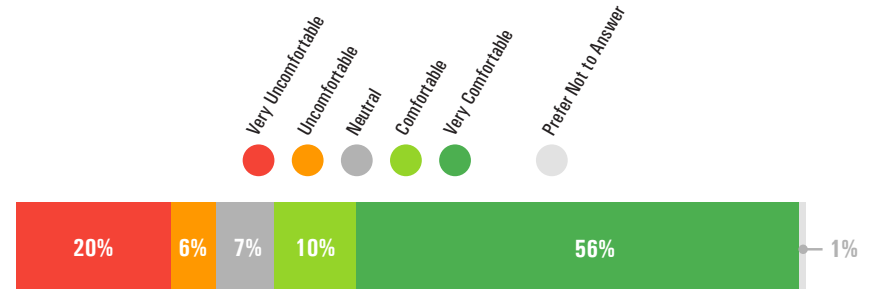


Figure 5: Image of an apartment building mid-block on a major street.

The overall building height of the apartment building is 6 storeys.

On a scale of 1 to 5, please rate your level of comfort with the height of the apartment building.

Please identify which maximum building height range matches your comfort level for the subject lot.



Through-Lot on a Major Street and a Local Street

Housing Type: Apartment Buildings

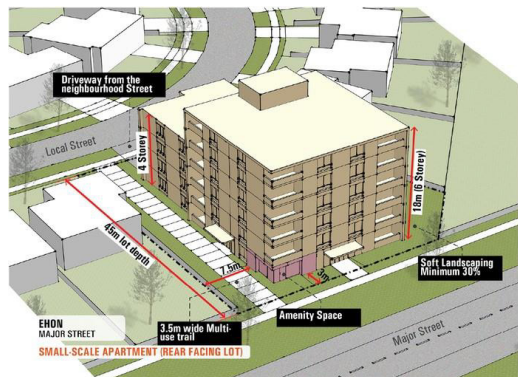


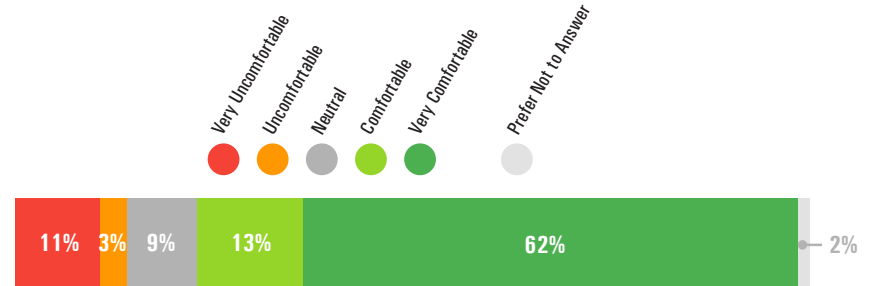
Figure 6: Image of an apartment building located on a through-lot on a major street and local street.

The height of the first storey is an additional 0.8 metres more than the average residential floor to accommodate a higher ceiling height for the retail space.

On a scale of 1 to 5, please rate your level of comfort with the height of the first storey.

The retail unit is at the corner of the building.

On a scale of 1 to 5, please rate your level of comfort with the location of retail unit being elsewhere in the building (not the corner).



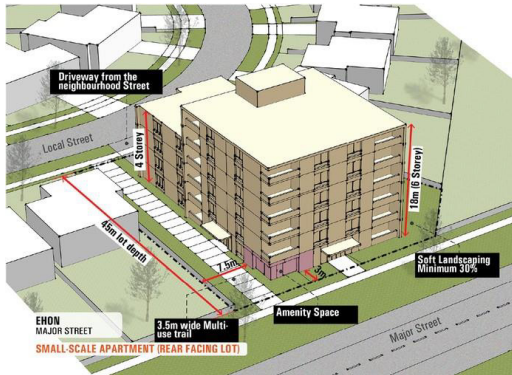


Figure 7: Image of an apartment building located on a through-lot on a major street and local street.

The minimum distance of the building from the side property line is 7.5 metres to compensate for the 36-metre length of the building.

On a scale of 1 to 5, please rate your level of comfort with the 7.5 metre distance of the building from the side property line?

On a scale of 1 to 5, please rate your level of comfort with a narrower distance of the building from the side property line?

The apartment building has a 4-storey height along the local street to respect the existing building height permissions of the area. The building height is 2 storeys lower than the overall building height along the major street.

On a scale of 1 to 5, please rate your level of comfort with the lower building height along the local street.

On a scale of 1 to 5, please rate your level of comfort if the height of the apartment building were the same height along the local street as it is along the major street.

