

Ready, Set, Midtown: Zoning Review

Virtual Community Consultation Event

Thank you for your interest in zoning in Midtown! This Notice and Discussion Guide provides you with some context for the Zoning Review, ways to get involved and details of an upcoming public meeting.

Meeting Details



Wednesday, October 27, 2021

4:00 to 5:30 p.m.

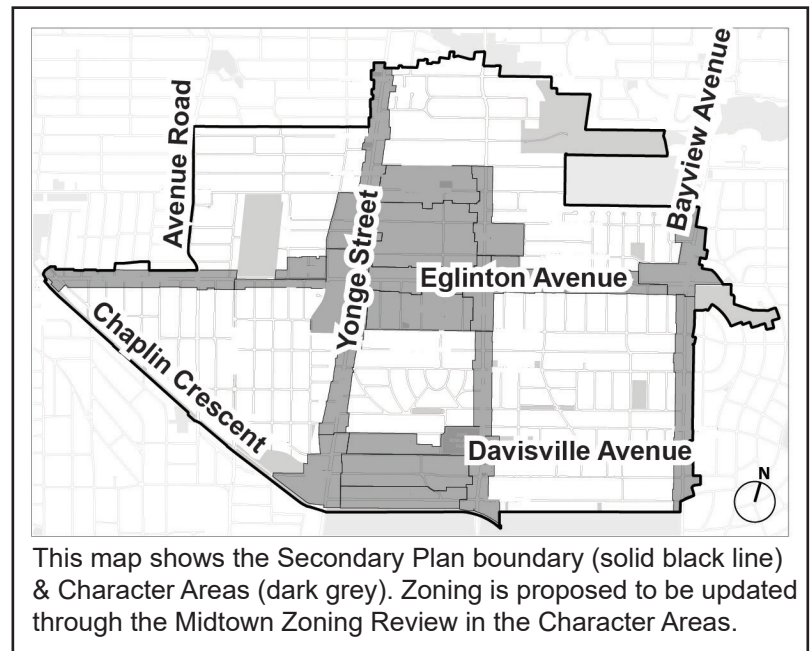
Or 6:30 to 8:00 p.m.

(the content will be the same in both meetings)

This meeting will be online and phone-in only. Information and participation instructions are provided below.

CONTEXT: A new plan called The Yonge-Eglinton Secondary Plan is in place in the Midtown area, resulting in Amendment 405 to the City of Toronto Official Plan. The plan includes local development policies to guide growth and change, while ensuring public infrastructure (such as transportation and parks) is adequate and the local environment is protected. A plan is not development, but sets out how development may occur.

ZONING REVIEW: A series of initiatives are underway known as “Ready, Set, Midtown” to implement the new plan. One of these initiatives is to review the zoning in the area. Zoning is a land use tool which regulates the uses of land (e.g. residential, institutional, retail, etc), and the size, height, location and other elements of buildings. Zoning is put in place to implement a plan. **A public consultation event is happening on Wednesday, October 27 where a discussion of directions for an updated zoning by-law will take place. We encourage you to attend & participate!**



Join Online

A link will be posted at www.toronto.ca/readyssetmidtown (click on ‘Midtown Zoning Review’) in advance of the meeting. For information about how to join an online meeting, how to participate, and the code of conduct, please **visit www.toronto.ca/cpconsultations**

Join up to 10 minutes before the meeting starts.

Alternatively, Join by Phone

The call-in number is
416-915-6530

When prompted, enter the
meeting code 2469 832 7227.

Join up to 10 minutes before the meeting starts.

More information on the back of this page

PROCESS

**New Plan
in Place**

June 2019

**Technical
Study**

Spring - Fall 2021

We are here

**Directions for
Zoning**

Late 2021

**Draft Zoning
By-Law**

Spring 2022

This is an anticipated timeline. Public consultation will take place regarding the Directions and on the Draft Zoning By-Law.

DIRECTIONS FOR ZONING

At the upcoming meeting, we will discuss how zoning should proceed in Midtown, including a series of draft directions including (but not limited to) those listed here:

- **Zoning Basis:** the existing city-wide Zoning By-law 569-2013, Secondary Plan policies, results of a built form study, the City's design guidelines, Decisions of the Ontario Land Tribunal, technical analysis, previous work undertaken, etc
- **Recent Development Applications:** recently in-force zoning will continue on a site-specific basis.
- **Uses of Land:** based on 569-2013 wherever possible, with changes as required.
- **Building Form:** regulations will include setbacks, angular planes, floor plate size limits, etc.
- **Building Size:** regulated based on building type and form, and supplemented by numerical values (e.g. gross floor area and/or height and/or units/hectare).
- **Minimum Height:** changes will be made to implement the minimums set out in the Plan, with no changes made where minimum height currently meets the intent and purpose of the plan.
- **Minimum Ground Floor Height (Retail):** changes to support lower minimum retail floor heights.
- **Maximum Height:** regulated by form, building type, and a height overlay. A minimum lot size will also be required for tall buildings.

Note that we will be focussing on identifying the high-level directions for how to proceed, and will not be discussing details (e.g. maximum heights in metres) of a future draft Zoning By-law. A draft Zoning By-law is anticipated in early 2022 and will include all details for public consultation.

MORE INFORMATION & CONTACT

We encourage you to provide comments or questions by emailing us at readyssetmidtown@toronto.ca. Alternatively, you can send a letter to the address below.

WEBSITE

toronto.ca/readyssetmidtown (click on 'Midtown Zoning Review')
Sign up for email updates online

CONTACT

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Thank you!

