

Ready, Set, Midtown: Midtown Zoning Review

Proposed Zoning By-law Amendment, Phase 1: Midtown 'Villages'

Draft Zoning By-law Overview – March 2022

This summary document answers three key questions:

1. Why are the Midtown Villages advancing first?
2. How do I read the proposed zoning by-law amendment? And
3. What does the draft zoning by-law do in the Villages?

1. Why are the Midtown Villages advancing first?

Zoning by-laws are tools cities use to control the use of land. They are authorized by Section 34 of Ontario's *Planning Act*. They contain criteria and requirements for development and they implement the City's Official Plan, including Secondary Plans. Zoning by-laws regulate permitted uses, building types, the location, height, density, spacing and character of buildings, as well as parking and loading requirements, among others.

The [Yonge Eglinton Secondary Plan](#) sets out the 'vision' for Midtown and came into force in 2019. The *Planning Act* requires municipalities to amend their zoning by-laws to implement the 'vision' of a Plan through 'precision' in zoning.

Modifications to the Yonge-Eglinton Secondary Plan were made by the Province when the Plan was brought into force, necessitating further study by Staff to evaluate the impact of modifications, including the heights of buildings, setback and public realm requirements, and to evaluate any infrastructure needs resulting from increased density. As the 'Villages' Character Areas of the Secondary Plan (see the map attached to this document) had fewer/lesser changes relative to other Character areas, City Staff were able to advance the drafting of these areas earlier. Hence these areas are part of the first phase.

The approach to zoning in the Villages, along with some of the content, will be used in drafting zoning for the remaining Character Areas in future phases.

2. How do I read the proposed zoning by-law amendment?

The proposed zoning by-law amendment uses the City's existing [City-wide Zoning By-law 569-2013](#) as a basis. The zoning consists of a zone label (e.g. CR Commercial Residential or R Residential or OR Open Space Recreational) which sets out the general parameters of the zone, such as uses (e.g. retail, residential, park), minimum height, setbacks, and so forth. There are also area-specific and city-wide overlays which set out permissions related to maximum height, parking, natural heritage, and others. In 569-2013, each individual plot of land can also have one zoning by-law exception that contains different zoning regulations, and may refer to prevailing zoning by-laws (i.e. another zoning by-law that continues to apply to the site).

The proposed zoning by-law uses the existing structure of 569-2013 which allows for the potential to use the one possible site specific exception as an instruction that refers to a set of general exceptions. This also allows for exceptions which may apply to just one lot. To help illustrate this, please refer to the generic example in the chart below:

Address	Zone Label	Standard Set	Policy Area Overlay	Height Overlay	Exception
112 Heritage Retail Street	CR – Commercial Residential (e.g. permitted uses)	SS2 – Standard Set 2 (a standard set of regulations)	PA 2 – Policy Area Overlay 2 (includes parking rates)	Maximum of 20 metres	Provisions 3, 4, and 5 in the General Exception List apply.
342 Big City Street	CR – Commercial Residential (e.g. permitted uses)	SS2 – Standard Set 2 (a standard set of regulations)	PA 2 – Policy Area Overlay 2 (includes parking rates)	Maximum of 50 metres	Provisions 1, 2, 3, 4, and 5 in the General Exception List apply.
95 Great Oak Square	CR – Commercial Residential (e.g. permitted uses)	SS2 – Standard Set 2 (a standard set of regulations)	PA 2 – Policy Area Overlay 2 (includes parking rates)	Maximum of 15 metres	Provisions 2, 3, 4 and 5 in the General Exception List apply. The minimum setback is 12 metres. A minimum of 50% of this setback must include soft landscaping.

General Exception list:

1. A setback of 1.5 metres is required from the front lot line.
2. A tall building must have a tower setback of at least 12.5 metres from the lot line.
3. Residential uses are not permitted on the ground floor of a mixed-use building.
4. If the development is over a certain size, a minimum of 35% of the units are required to be large enough for families.
5. Despite the permissions in the CR zone, a car wash, vehicle repair shop, and automobile dealership are not permitted.

3. What does the draft zoning by-law do in the 'Villages'?

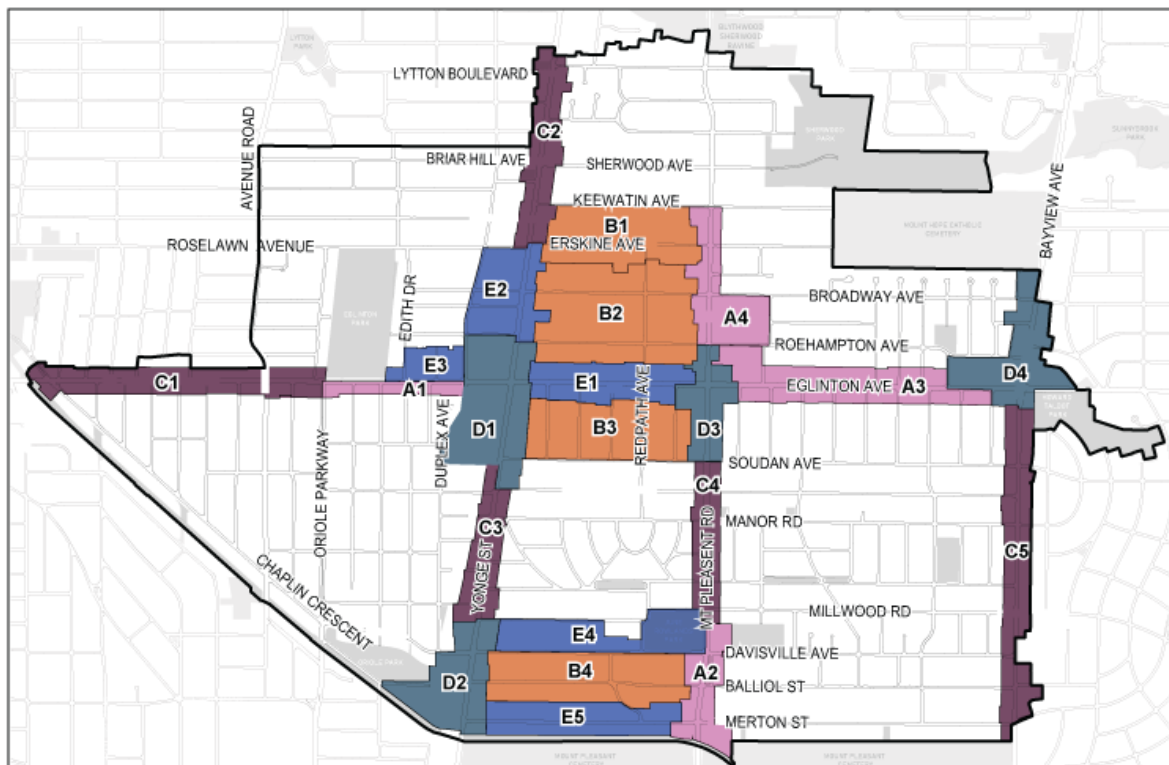
The zoning by-law implements the Yonge-Eglinton Secondary Plan by interpreting the policies of the Plan into detailed permissions on individual lots in the Secondary Plan area. This includes:

- Achieving the vision of the Villages as walkable retail main streets that accommodate a modest amount of growth by:
 - Permitting only non-residential uses on the ground floor (e.g. stores or services);
 - Requiring buildings to be built close to the street or applicable setback to support a walkable main street condition;
 - Setting a minimum height of 3 storeys;
 - Increasing the maximum heights to mid-rise building levels (some areas, such as Eglinton Way, already had permissions for mid-rise buildings);
 - Setting a maximum size of retail stores;
- Regulates the maximum size of buildings using form-based regulations, including setbacks, stepbacks, and maximum heights (i.e. regulations such as maximum units/hectare or floor space index are not included);

- Makes space for a variety of household types, including families with children, by requiring a minimum percentage of 2 and 3 bedroom units in larger developments, and a minimum size to some of those units;
- Does not permit uses that would contradict the vision for the Villages, such as drive-through facilities and vehicle fuelling stations;
- Implements the public realm objectives of the Plan by requiring setbacks in certain areas to achieve an improved pedestrian environment;
- Defines the base and tower portions of tall buildings, and identifies setbacks for these portions of buildings (note that only a portion of the Yonge Street North and Yonge Street South Villages permit tall buildings, as per the Plan);
- Sets the minimum setback requirements for the tower portion of tall buildings;
- Zones certain lands as open space recreational with the intent of recognizing existing parks and implementing the Plan to create new parks in the future.

In addition to the above, the draft zoning by-law also includes mapping which identifies which lots are included in the draft by-law. Other maps include the draft zoning label, the draft maximum height, and the draft policy area overlay (which relates to provisions such as parking rates).

This summary provides an overview to explain how the draft zoning by-law will regulate buildings in the Midtown Villages. Please refer to the draft zoning by-law for full details, which is posted for consultation in March 2022 at www.toronto.ca/readyssetmidtown



Toronto Secondary Plan Boundary MAP 21-2 Midtown Character Areas **Yonge-Eglinton Secondary Plan**

A Apartment High Streets	B Apartment Neighborhoods	C Villages	D Cores	E Special Places
A1 Eglinton Park	B1 Erskine & Keewatin	C1 Eglinton Way	D1 Yonge-Eglinton Crossroads	E1 Eglinton Green Line
A2 Mount Pleasant Gateway	B2 Redpath Park Street Loop	C2 Yonge Street North	D2 Davisville Station	E2 Montgomery Square
A3 Eglinton East	B3 Soudan	C3 Yonge Street South	D3 Mount Pleasant Station	E3 Henning
A4 Mount Pleasant North	B4 Davisville	C4 Mount Pleasant South	D4 Bayview Focus Area	E4 Davisville Community Street
		C5 Bayview- Leaside		E5 Merton Street