

# Midtown Zoning Review – Avenue Transit Station Area Neighbourhoods

A component of “Ready, Set, Midtown”

The Yonge-Eglinton Secondary Plan Implementation Initiatives

April 25, 2022



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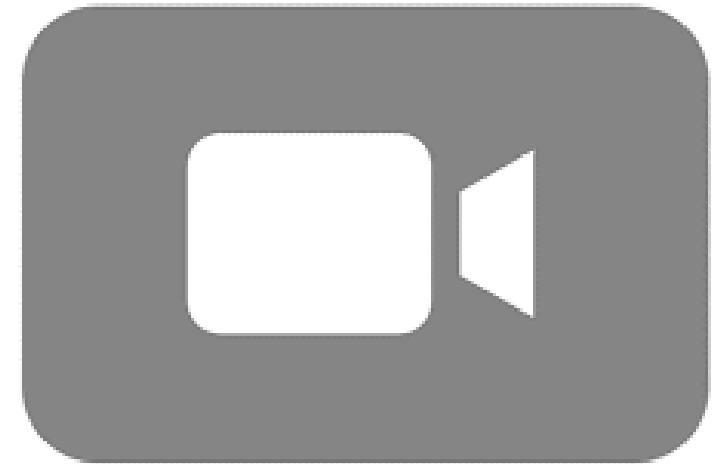
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# Notice of Recording

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The Yonge-Eglinton Secondary Plan Implementation Initiatives

April 25, 2022





# Welcome!

# Introductions

- Anson Ma, Assistant Planner, City Planning, City of Toronto
- Zahra Joseph-Wilson, Assistant Planner, City Planning, City of Toronto
- Matt Armstrong, Senior Planner, City Planning, City of Toronto
- Melanie Melnyk, Project Manager, City Planning, City of Toronto

***Staff from the Councillor Colle and Councillor Matlow's offices are here to listen and take notes***

# Land Acknowledgment

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

# What will happen at this meeting?

- City Staff will provide a summary, then a detailed presentation of proposed changes (30-40 minutes)
- The public will have an opportunity to ask questions or make comments (45-60 minutes)

# Conduct

- Raise your hand to ask questions verbally (instructions on how to do so will follow). Or ask your question in the Q&A box.
- Be respectful. The City of Toronto is an inclusive public organization. Discriminatory, prejudicial, racist or otherwise hateful comments and questions will not be tolerated.
- We want to give as many people as possible a chance to speak or ask a question. Please be brief and direct in your comments and questions.



# Summary

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Yonge-Eglinton Secondary Plan 2019 is now in force

Changes made to the Plan by the Province include an increase in the minimum planned people and jobs for the Avenue Midtown Transit Station Area:

**160**

people and jobs  
per hectare



**200**

people and jobs  
per hectare



# Summary

- Changes to zoning are being made along Eglinton Avenue West through the Midtown Zoning Review (a related process).
- Changes to zoning are being made to permit secondary suites and garden suites through separate processes.
- The above changes are *not* sufficient to achieve the minimum density target.
- Therefore, changes to zoning are needed in the *Neighbourhoods* to achieve the minimum density required by the Plan.

# Summary

The proposed changes are:

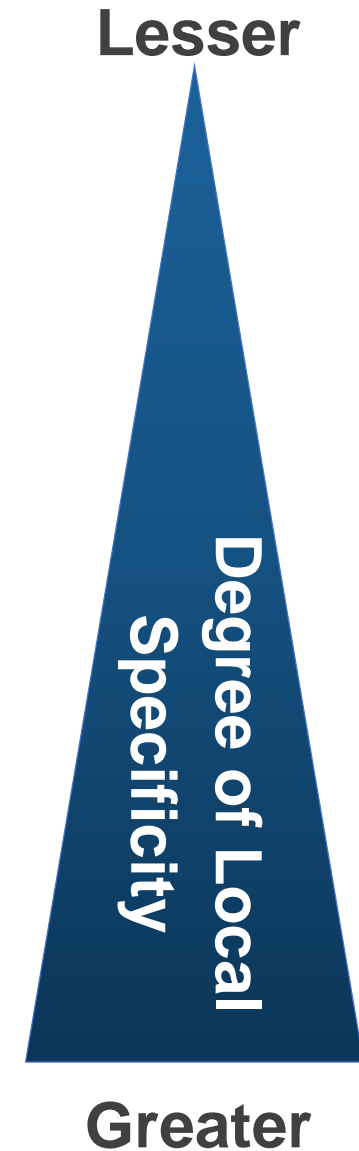
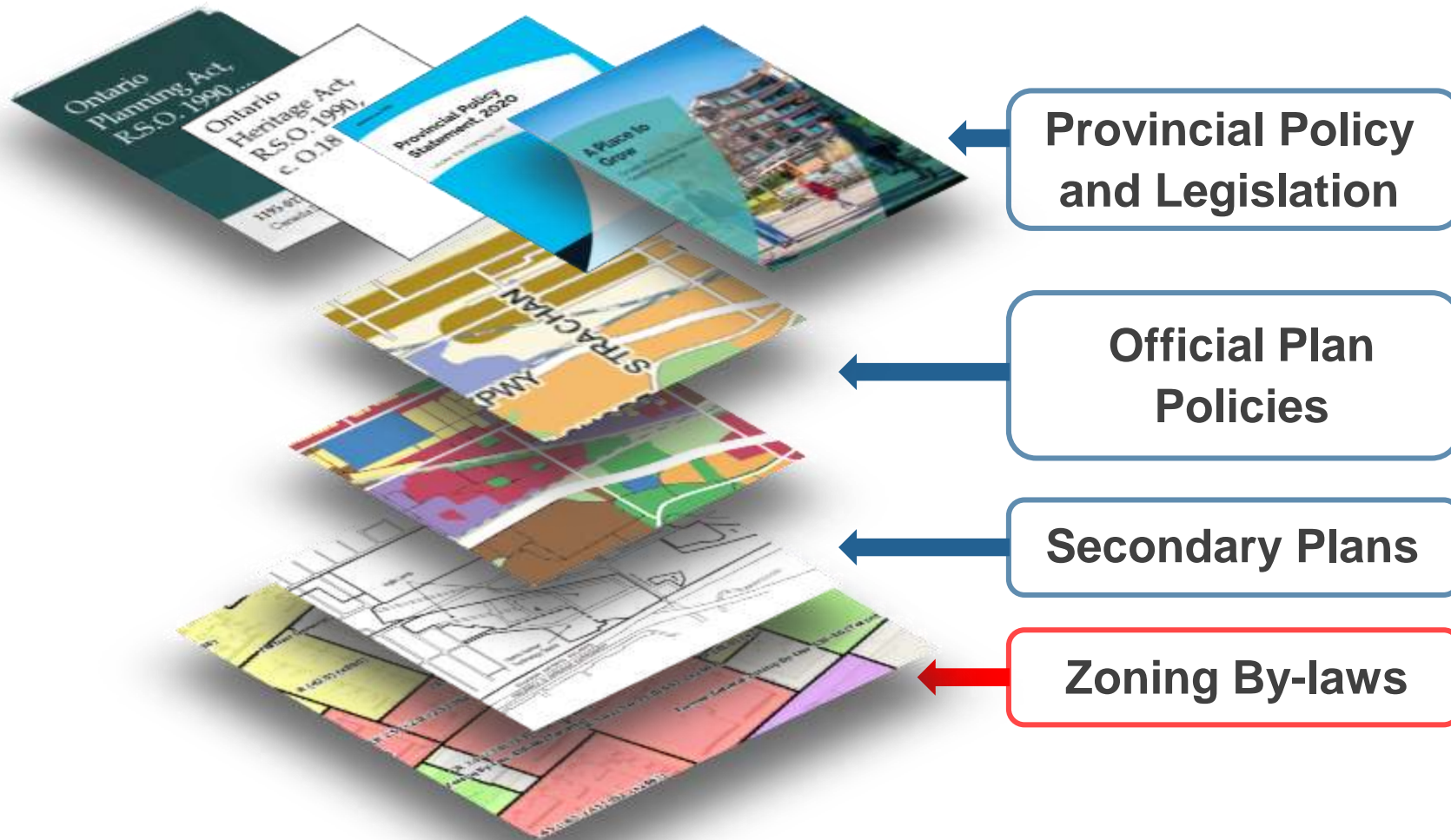
- An increase in building height of 3 metres (one storey)
- An increase in the maximum depth of a building from 14 metres to 17 metres
- An increase to the Floor Space Index value from 0.6 to at least 1.5
- Final zoning changes will be informed by consultation and further evaluation



# Detailed Presentation



# Planning in Ontario



# What is a Zoning By-law?

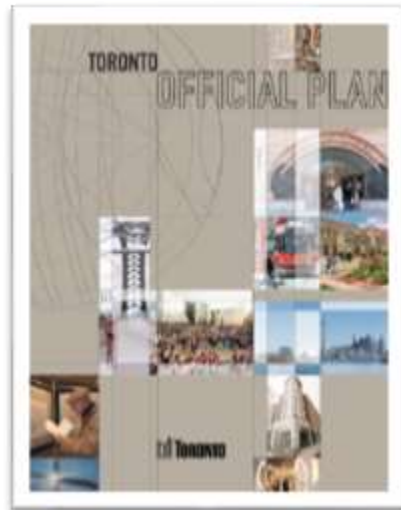
A **zoning by-law** regulates the use of land by:

- Dividing a geographic area into different land use zones
- Controlling the use of land, buildings and structures through:
  - permitted uses and building types
  - height
  - density
  - setbacks from a lot line
  - lot size and dimensions (e.g. lot frontage)
  - parking and loading requirements
  - etc.

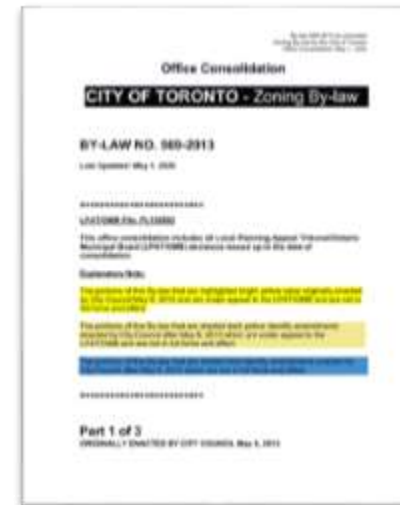
# What is a Zoning By-law?

A zoning by-law implements Official Plan policies (including Secondary Plans) with specific requirements & standards.

The Official Plan is “the **vision**”



Zoning is “the **precision**”





# Why a zoning review & update?

# Why a zoning review & update?

- A Plan called the Yonge-Eglinton Secondary Plan (AKA Official Plan Amendment 405 or OPA 405) came into force in summer 2019 for the Midtown area. Updating the zoning by-law helps implement the Plan
- The City's Official Plan policy directs a zoning to be updated with a new Secondary Plan

**Note: updated zoning will implement the new Secondary Plan. Changes to the Secondary Plan are out of scope for this meeting.**

# Why a zoning review & update?

- City Council directed staff to do this work
  - July 2018 (PG 31.7): initiate a zoning review & consider holding provisions
  - July 2019 (CC 9.8): complete a zoning by-law to implement the Secondary Plan & ensure adequate existing & planned infrastructure

# Midtown Zoning Review (MZR)

- This exercise is about implementing the Yonge-Eglinton Secondary Plan through permissions in zoning
- The MZR is focussed on the 'Character Areas' of the Plan, including the main commercial corridor along Eglinton Avenue West
- Today's discussion is a component of the MZR focussed on the Avenue and Chaplin Midtown Transit Station Areas
- [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown)

# Focussed Review of Avenue and Chaplin Transit Station Areas

- The areas surrounding Chaplin Crescent and Eglinton Avenue West, and Avenue Road and Eglinton Avenue West are being examined through a targeted exercise because:
  - Modifications to the Secondary Plan made by the Minister require an increase in population and jobs from a minimum of 160 people and jobs/hectare to a minimum of 200 people and jobs/hectare



# Related Work

- **OurPlan Toronto** - a Municipal Comprehensive Review of the City's Official Plan is underway
- This review includes work to implement Protected Major Transit Station Areas (PMTSAs) and associated policies
  - This exercise includes delineating the station area and developing policy to guide growth within those areas, as required by Provincial Policy
  - [www.toronto.ca/ourplan](http://www.toronto.ca/ourplan)

# Related Work

- Expanding Housing Options in Neighbourhoods (EHON)
  - Through this initiative staff are exploring ways to introduce more low-rise housing types and additional units in residential neighbourhoods
  - [www.toronto.ca/ehon](http://www.toronto.ca/ehon)



# Focussed Review of Chaplin Midtown Transit Station Area

# Focussed Review of Chaplin Midtown Transit Station Area

- Chaplin Transit Station area was evaluated, and it was determined that the required minimum of 200 people and jobs per hectare can be achieved through:
  - The existing higher-density nature of the Chaplin area, including existing mid-rise and tall buildings in the area
  - The emerging outcomes of OurPlan Toronto
  - Proposed changes to zoning through the main MZR work
  - Zoning for secondary suites and garden suites

# Focussed Review of Chaplin Midtown Transit Station Area

- As Chaplin Midtown Transit Station Area has an anticipated planned density of 209 people and jobs per hectare, the area conforms to the Plan.
- No further changes need to be undertaken to meet minimum the minimum density of 200 people and jobs per hectare.



# Focussed Review of Avenue Midtown Transit Station Area

# Focussed Review of Avenue Midtown Transit Station Area

- Avenue Midtown Transit Station Area was evaluated, and it was determined that the required minimum of 200 people and jobs per hectare would not be achieved as a result of:
  - The existing lower-density nature of the Avenue area (compared with the Chaplin area)
  - The emerging outcomes of OurPlan Toronto
  - Proposed changes to zoning through the main MZR work
  - Zoning for secondary suites and garden suites
  - EHON, as it is on a different timeline

# Focussed Review of Avenue Midtown Transit Station Area

- The Avenue Midtown Transit Station Area has an anticipated planned 176 people and jobs per hectare
- To conform with the Secondary Plan, as required, changes need to be made within the Avenue Midtown Transit Station Area to achieve the required minimum of 200 people and jobs per hectare
- These changes must also conform with the Secondary Plan



# Focussed Review of Avenue Midtown Transit Station Area

- Within the Avenue Midtown Transit Station Area, the Secondary Plan permits midrise buildings along Eglinton Avenue West, and low-rise buildings in the *Neighbourhoods* designated lands nearby (generally as per the Official Plan)
- Zoning for midrise buildings has been in place along Eglinton Avenue West in this area since 2017 (i.e. zoning changes to implement the Secondary Plan along Eglinton Avenue West could be considered modifications to the in-force zoning)

# Focussed Review of Avenue Midtown Transit Station Area

- As a result, the recommended zoning by-law amendment resulting from the Midtown Zoning Review (MZR) does not exceed the Secondary Plan policy guidance regarding people and jobs density
- In addition to the MZR, zoning changes to permit secondary suites and garden suites will result in the potential for up to 3 units per residential lot

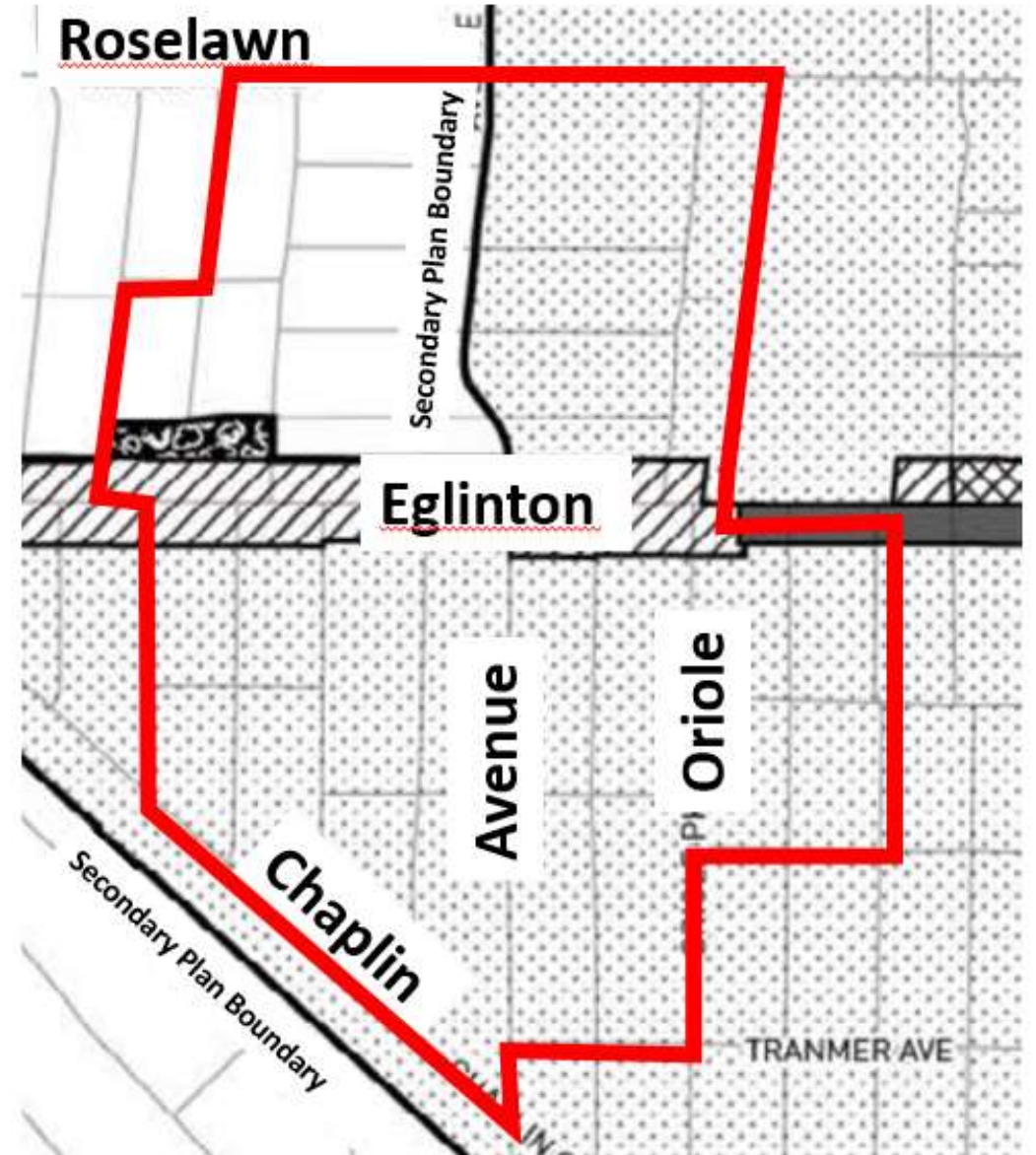
# Focussed Review of Avenue Midtown Transit Station Area

- However, as these initiatives cannot achieve the minimum targets alone, we must look for other ways to accommodate additional density, including the potential for additional residential units in *Neighbourhoods* as designated in the Official Plan and Secondary Plan

Excerpt of Map 17 of the Official Plan



Excerpt of Map 21-4 of the Yonge-Eglinton Secondary Plan



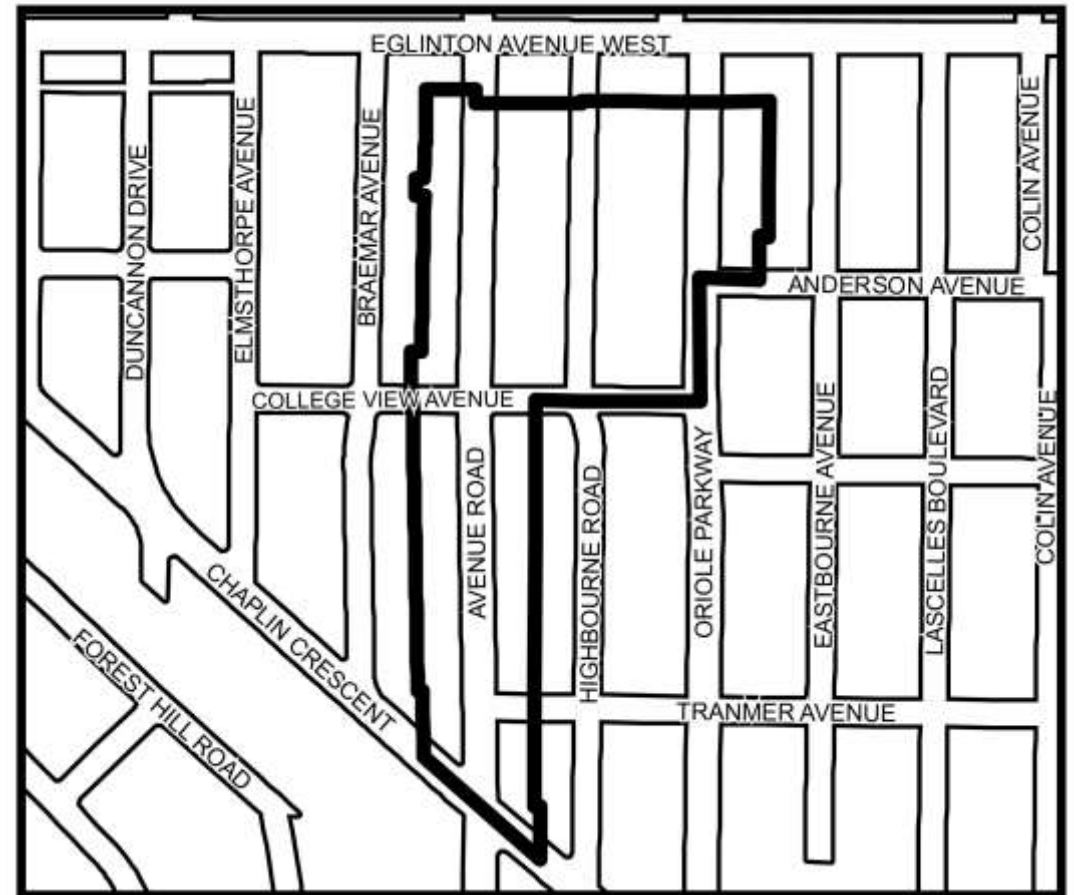
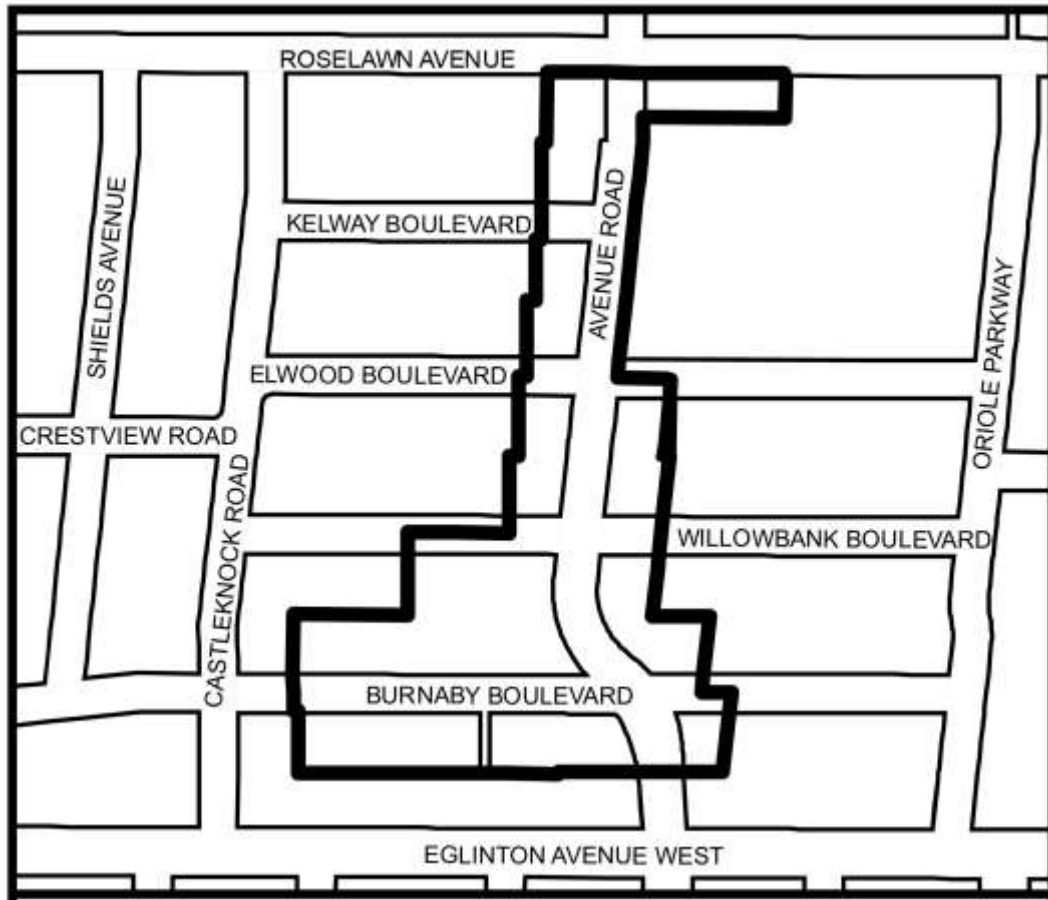
# Official Plan - *Neighbourhoods*

- Section 4.1 Neighbourhoods - physically stable areas with low-rise housing, including houses, multiplexes and apartments, as well as institutional and local serving retail
- Zoning will include standards for height, lot size, setbacks, etc

# Official Plan - *Neighbourhoods*

- Development will respect and reinforce each ‘geographic neighbourhood’
  - The Official Plan includes criteria on how to identify a ‘geographic neighbourhood’
- Factors relating to lots along major streets (e.g. Avenue Road or Oriole Parkway), can be taken into consideration when considering appropriate development

# Geographic Area - Neighbourhoods



# OPA 405 – Midtown Transit Station Areas

Avenue Midtown Transit Station Area (red outline)

Built-up Zone (light grey) – the focus of today's meeting

Corridor (dark grey) – the focus of the main Midtown Zoning Review work

Identified geographic neighbourhoods (dashed red)





# Yonge-Eglinton Secondary Plan (OPA 405)

## - *Neighbourhoods*

- Policy 5.3.7 (Built Form – Midtown Low-Rise) states that low-rise buildings are up to 4 storeys and may be in a variety of forms, including houses, multiplexes, apartment and main street buildings
- Policy 5.3.10 (Built Form – Midtown Low-Rise) indicates that low-rise buildings will maintain existing grades and include reasonable setbacks

# Secondary Plan - *Neighbourhoods*

- Policy 2.1.3 (Structure) “...*Neighbourhood* designated lands will be generally in accordance with the Official Plan’s development criteria for *Neighbourhoods*, while encouraging for compatible intensification where appropriate.”
- Policy 5.1.1. b) (Built Form) “...allow for compatible low-rise development in *Neighbourhoods*”

# OPA 405 – Midtown Transit Station Areas

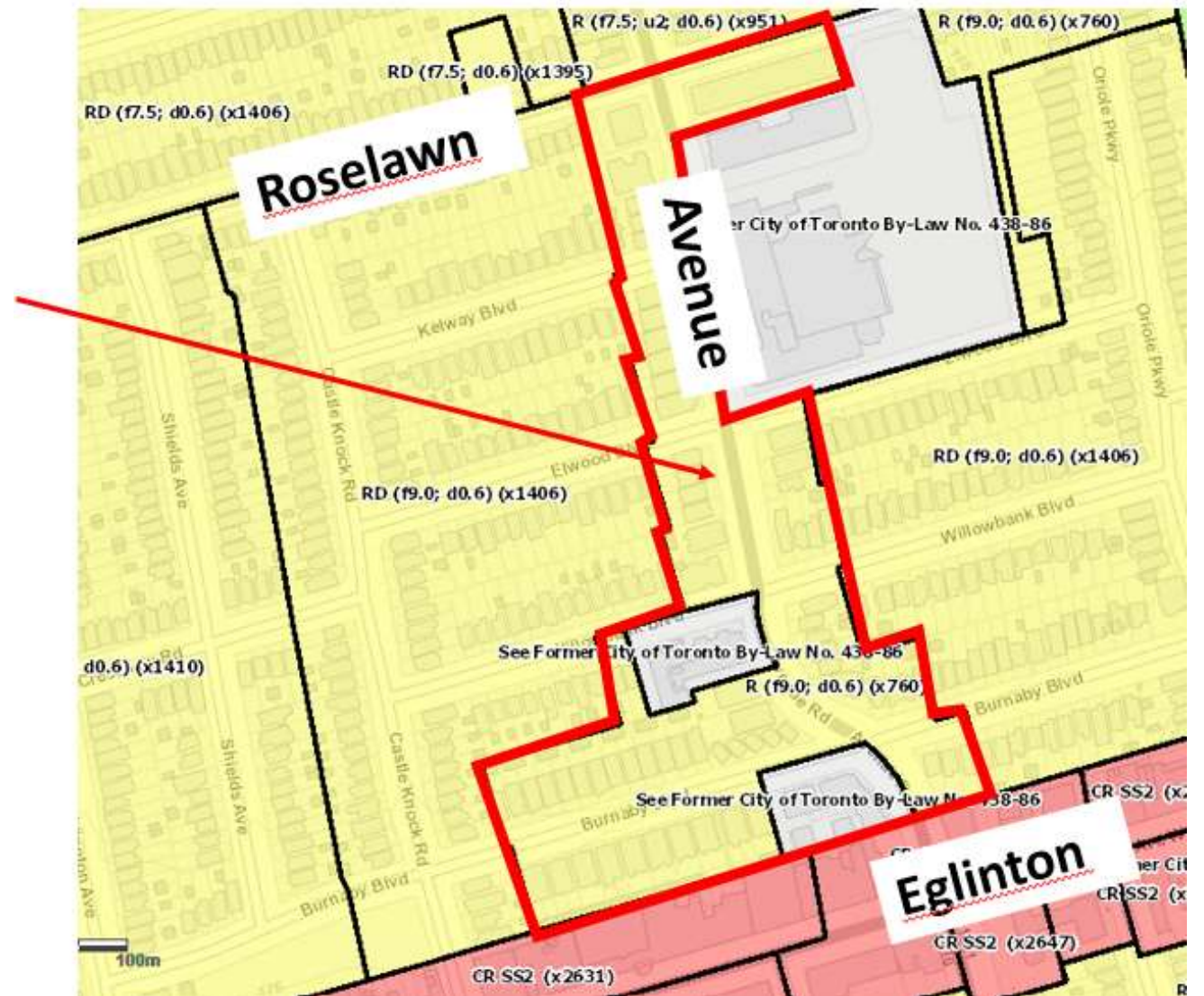
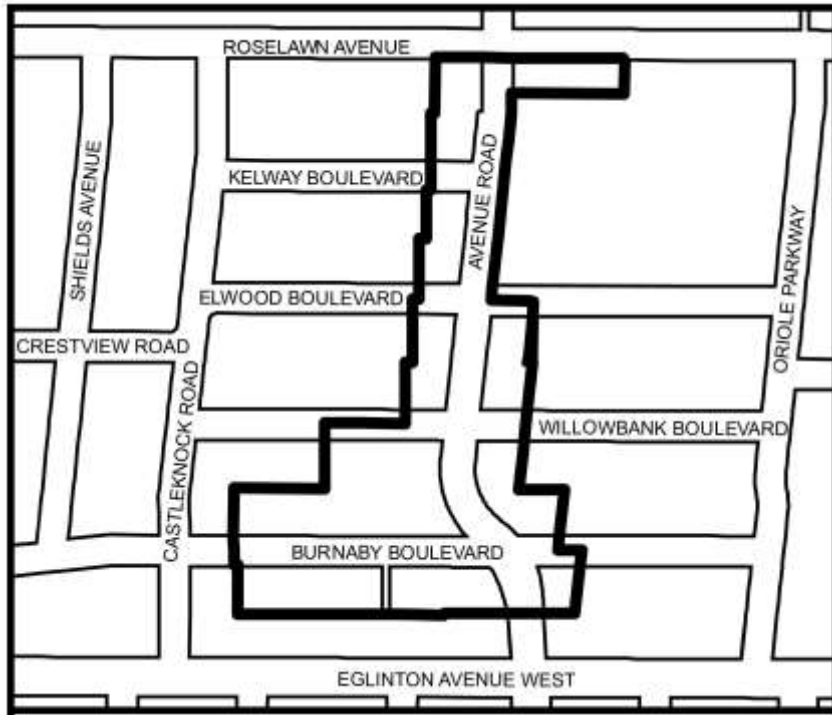
- Policy 2.4.1 “...will include areas within 250-500m radii of stations and maximize the size of the area and the number of potential transit users within walking distance of each station. These areas will be planned to accommodate higher density development...”
- Policy 2.4.3 “Built-up Zones are areas where incremental infill development and redevelopment at low or modest intensity will be permitted where reasonable.”



# Zoning Today

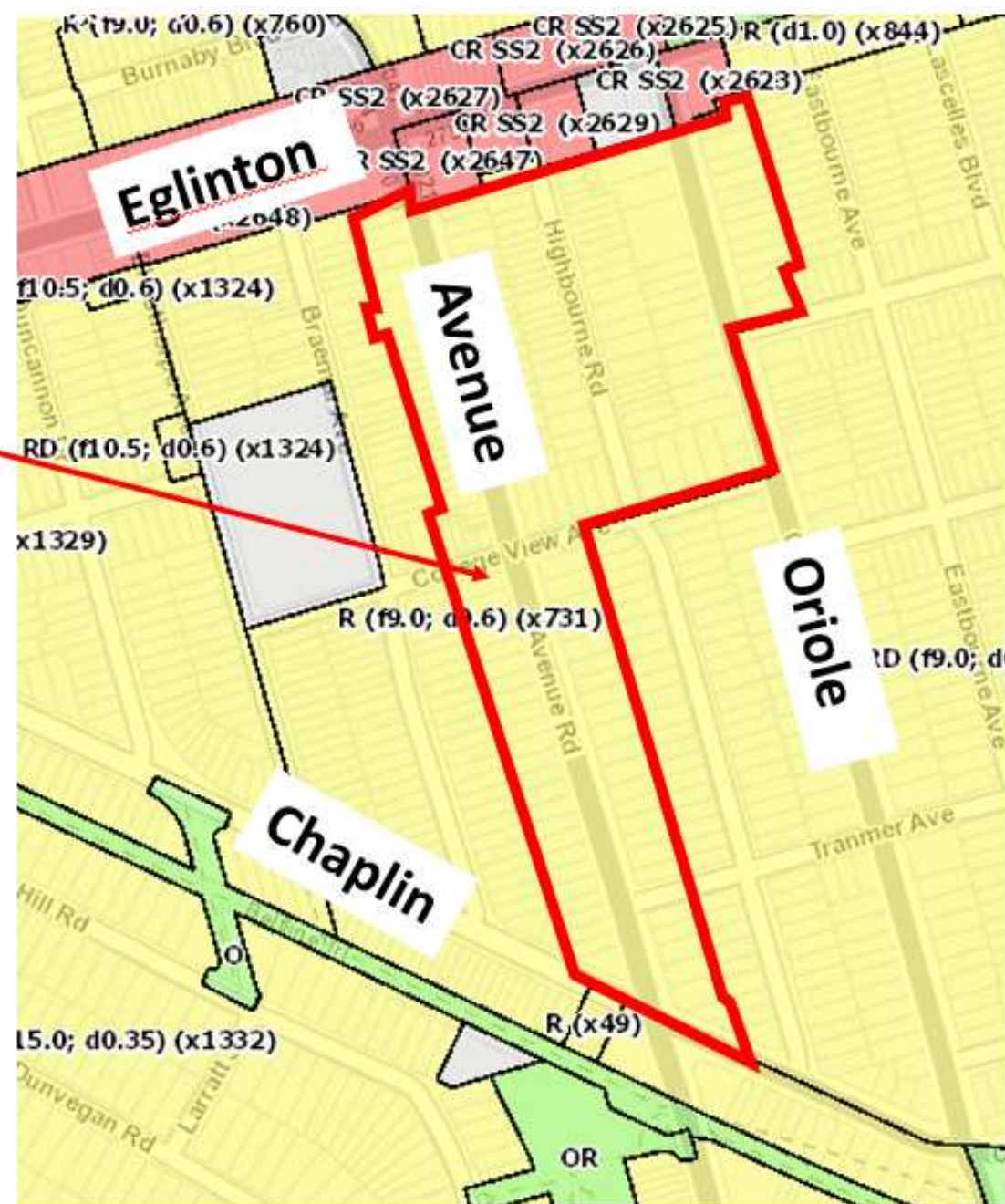
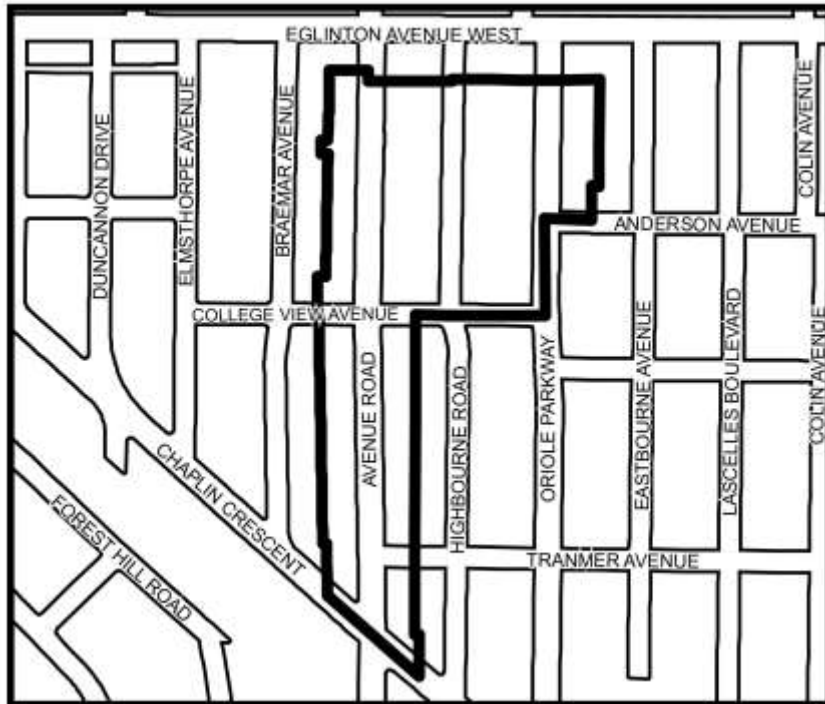
# Zoning Today

- Label R(f9.0; d0.6) (x760)



# Zoning Today

- Label R(f9.0; d0.6) (x731)



# Zoning Today

- ‘R’ label = “Residential Zone”
- Permitted building types: detached house, semi-detached house, townhouse, duplex, triplex, fourplex, and apartment building



Detached houses on Willowbank at Avenue



Detached houses on Avenue near Chaplin





Townhouses on Roselawn at Avenue



Townhouses on Avenue north of Eglinton



Semi-detached houses on Avenue north of Eglinton



Semi-detached houses on College View near Oriole



Fourplex on Highbourne south of Eglinton



Triplex on Avenue north of Eglinton



Apartment buildings on Oriole south of Eglinton



Apartment buildings on Avenue near Chaplin



Apartment building on Avenue at Roselawn



Apartment building on Avenue south of Eglinton

# Zoning Today

- Maximum height is 9 metres
- Maximum floor space index is 0.6
- Maximum building depth is 14 metres, or 17 metres for detached and semi-detached houses

# Zoning Today

- Minimum front yard setback = average of its neighbours
- Minimum lot frontage is 9 metres
- Minimum rear yard setback is 7.5 metres
- Minimum side yard setbacks are 0.9 to 1.2 metres



# Evaluation: How to Achieve a Minimum of 200 People and Jobs per Hectare



# Evaluation

- Why are we looking at the *minimum* to achieve 200 people and jobs/hectare?
  - We must meet the minimum as per the policy of the Secondary Plan
  - We do not want to duplicate work that will be the result of ongoing work through OurPlan Toronto and EHON

# Evaluation

- Estimate that we need to plan for approximately 850 additional residential units
- To meet this target, the following changes are needed to accommodate these units within *Neighbourhoods*:
  - Increase height from 9 metres to 12 metres (approximately 3 storeys to 4 storeys)
  - Increase building depth from 14 metres to 17 metres for townhouses, multiplexes and apartment buildings (the permitted building depth is already 17 metres for houses)
  - Increase FSI to at least 1.5 for all lots

# Evaluation

- To understand the built form outcomes, staff have also evaluated building envelopes
- Increasing the minimum side yard setback from 1.2 metres to 1.8 metres for new buildings over 9 metres in height would not impact the ability to achieve more units
  - The purpose of this is to maintain separation between buildings & support landscaping



# Proposed Changes to Zoning

# Proposed Changes

- Required to meet the minimum density:
  - Height increase from 9 metres to 12 metres
  - Lot depth increase from 14 metres to 17 metres for townhouses, multiplexes, and apartments (detached and semi-detached houses unchanged)
  - Change building size regulation from FSI to at least 1.5 FSI or form based (i.e. form based means building size will be regulated by height, maximum depth, setbacks, etc instead of a ratio of the size of the lot to the volume of floor space)

# Proposed Changes

- Potential additional change:
  - Increase the minimum side setback from 1.2 metres to 1.8 metres for buildings taller than 9 metres, to allow for wide walkways and potential for landscaping between buildings



# Summary

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Yonge-Eglinton Secondary Plan 2019  
is now in force

Changes made to the Plan by the  
Province include an increase in the  
minimum planned people and jobs for  
the Avenue Midtown Transit Station  
Area:

**160**

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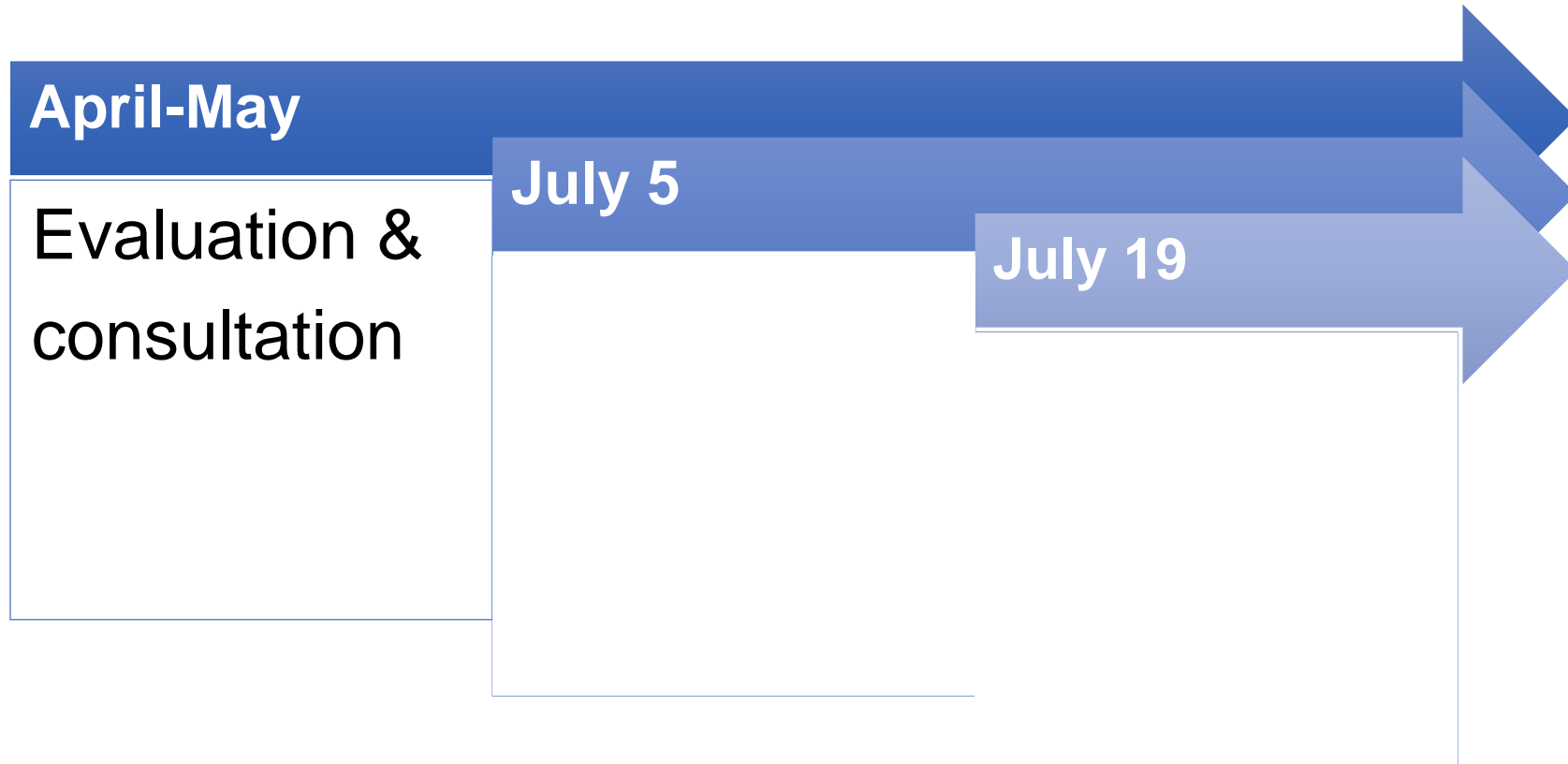
The proposed changes are:

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- Final zoning changes will be informed by consultation and further evaluation



# Direction and Timeline

# Timeline 2022



# Direction 2022

- Based on evaluation and consultation, we anticipate the development of a draft zoning by-law amendment in May
- A report will be presented to Planning and Housing Committee in July (you may make a presentation or send in comments in writing)
- If Planning and Housing Committee endorses the report, the report and zoning by-law will go before City Council for adoption in July (you may send in comments in writing)



# How will Planning Staff arrive at a recommendation?

# Determining the Public Interest



## Facts & Figures

Details of an area, including lot sizes, physical context



## Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan

## City Planning Evaluation And Recommendation



## Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Land Tribunal, Committee of Adjustment



## People

City Departments & Agencies, Local Community, Other Stakeholders





# Discussion



# It's Your Turn!

- Feel free to:
  - ask for clarity on something;
  - ask for more information;
  - provide a comment or suggestion;
  - let us know what you think; and/or
  - or anything else you think we should hear.

# Questions and Answers

You may pose a question or make a comment in the Q&A box.

Staff are tracking questions and comments, and endeavour to respond to as many questions and comments as possible.

If you don't get an opportunity to ask your question, please email or call me, and I will respond as soon as I am able.

Verbal questions will be taken after the presentation is complete.

# When Providing Feedback:

- Remember that the focus of the conversation is on a zoning by-law that implements the Secondary Plan. We are not contemplating changes to the Secondary Plan.
- This event includes a series of suggestions on revised zoning from staff. The goal is to ensure that there is a good understanding of the suggestions, and to receive comments on them.
- We will consider changes based on feedback received.

# Suggested Questions to Consider:

- Is there any aspect of the proposal that you like or dislike? Why?
- Do you need clarity on anything discussed?
- Is there anything that we have missed?
- Anything else you'd like us to know.

# Facilitated Discussion



## Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen (or may be elsewhere depending on your device). Use this to ask a Question of the Presenter or panelists through your computer's audio.

Participants calling in can dial \*3 to raise a hand.

## Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.



# Contact Us



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Toronto, ON, M5V 3C6



**416-392-3521**



**@CityPlanTO**

# Thank you!

## Thanks for attending!

[www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown)

(click on 'Midtown Zoning Review')

[Email: readyssetmidtown@Toronto.ca](mailto:readyssetmidtown@Toronto.ca)

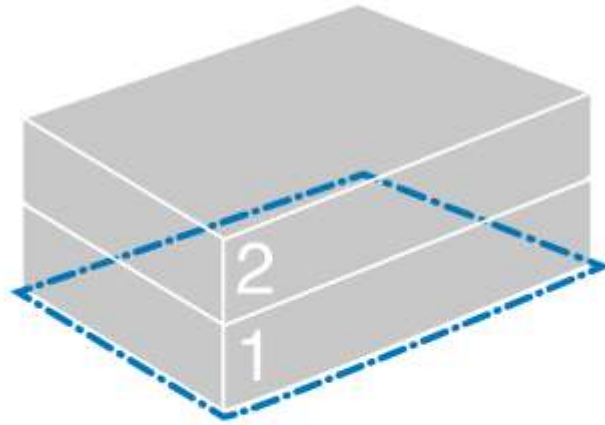
**End of Presentation - Resource slides follow**



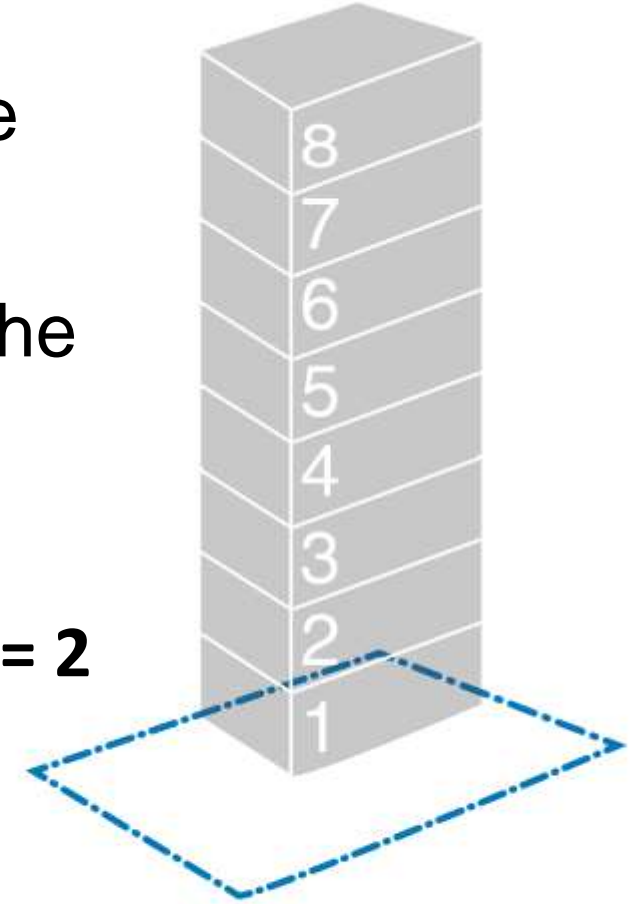
# Zoning Framework – Building Size

- Floor space index (FSI) is a ratio of land size to the amount of floor area in a building
- In this example, the amount of floor area is the same at  $FSI = 2$

**FSI = 2**



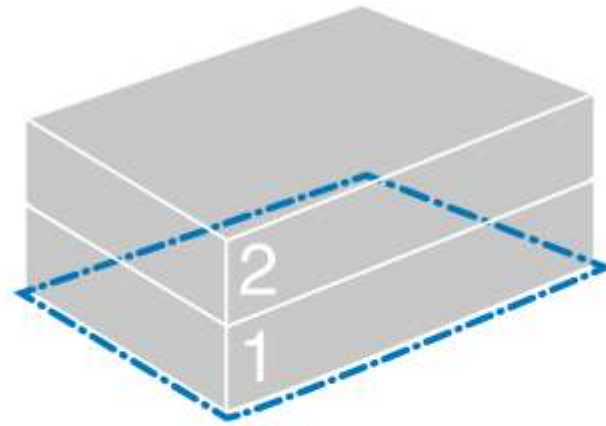
**FSI = 2**



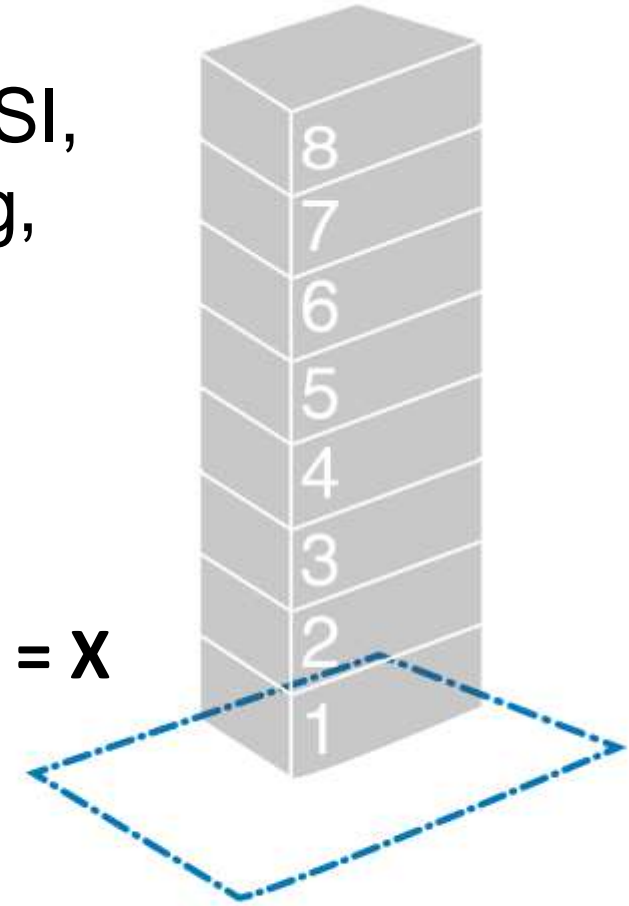
# Zoning Framework – Building Size

- Gross floor area (GFA) is not the same as FSI, as GFA is simply the total size of the building, irrespective of the size of lot it is on

**GFA = X**



**GFA = X**



# Zoning Framework – Building Size

- Example: if the property became larger (e.g. by adding the area in orange), the GFA of the proposed building would remain the same, but the FSI value would drop

