

# Midtown Zoning Review – Select Low-rise Areas

A component of “**Ready, Set, Midtown**”  
The Yonge-Eglinton Secondary Plan Implementation Initiatives  
January 25, 2023



**The meeting host is currently speaking.**

# Having issues with audio?

You can connect:

- Through your computer (preferred)
- By having the software call your phone (preferred)
- Disconnecting the above and calling in by phone (alternative)

**The meeting host is currently speaking.**

# Having issues with audio?

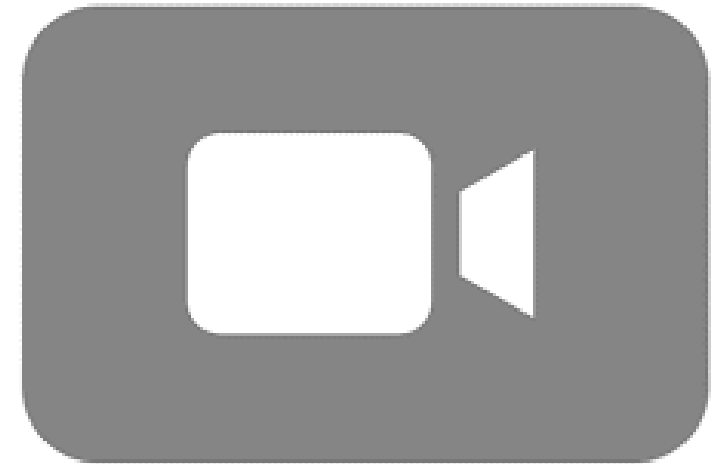
- **Still having trouble?**
- **Disconnect** your audio & use a phone
- Dial **416-915-6530**
- When prompted, enter **2463 309 1356** (the meeting number), and password **6975 2620**
- **If you miss this information, look for it at the bottom of the following slides**

# Notice of Recording

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Under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website.

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# Midtown Zoning Review – Select Low-rise Areas

A component of “**Ready, Set, Midtown**”  
The Yonge-Eglinton Secondary Plan Implementation Initiatives  
January 25, 2023





# Welcome!

# Introductions

- Matt Armstrong, Senior Planner, City Planning, City of Toronto
- Melanie Melnyk, Project Manager, City Planning, City of Toronto
- Victoria Matzko, Assistant Planner, City Planning, City of Toronto
- Alicia Rinaldi, Assistant Planner, City Planning, City of Toronto

***Staff from the Councillor's offices may be 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.

# Note

- Tonight's meeting is about proposed zoning by-law changes to certain areas, initiated by the City
- We will not be discussing specific development applications (which may or may not apply to these lands). Development applications will be considered through a separate process that includes community consultation.



# Summary

# Summary

Yonge-Eglinton Secondary Plan 2019 is now in force

The Official Plan, and the Planning Act (legislation) require revisions to zoning to reflect the new Plan

City Council also directed staff to do this work

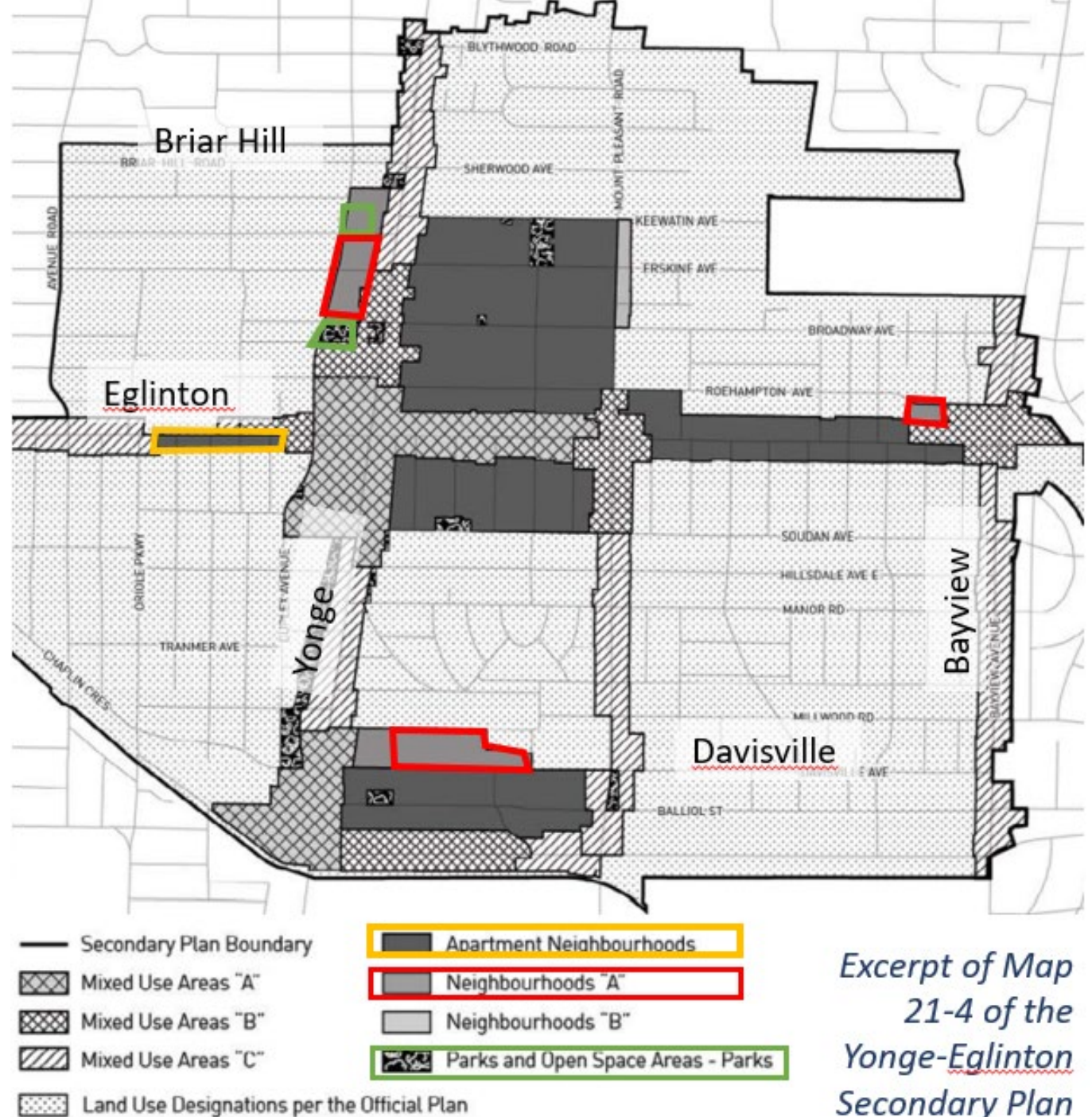
# Summary

Staff have been working on zoning in phases. Council has adopted 2 zoning by-law amendments so far

This meeting is about proposed zoning changes to bring forward a 3<sup>rd</sup> zoning by-law amendment

# Summary

The areas highlighted in this map are the areas proposed for rezoning as part of this phase



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



# Summary

Key changes being proposed are:

- Adding a minimum height of 2 or 3 storeys (depending on the area)
- Setting a maximum height of 4 storeys
- Increasing maximum depth of a building from 14 metres to 17 metres

# Summary

Key changes being proposed are:

- Setting a minimum Floor Space Index of 1.0 for certain areas
- Rezoning lands designated as *Parks* to an open space zoning label (while permitting existing lawful uses on site)
- Permitting small scale retail uses for lands abutting Eglinton

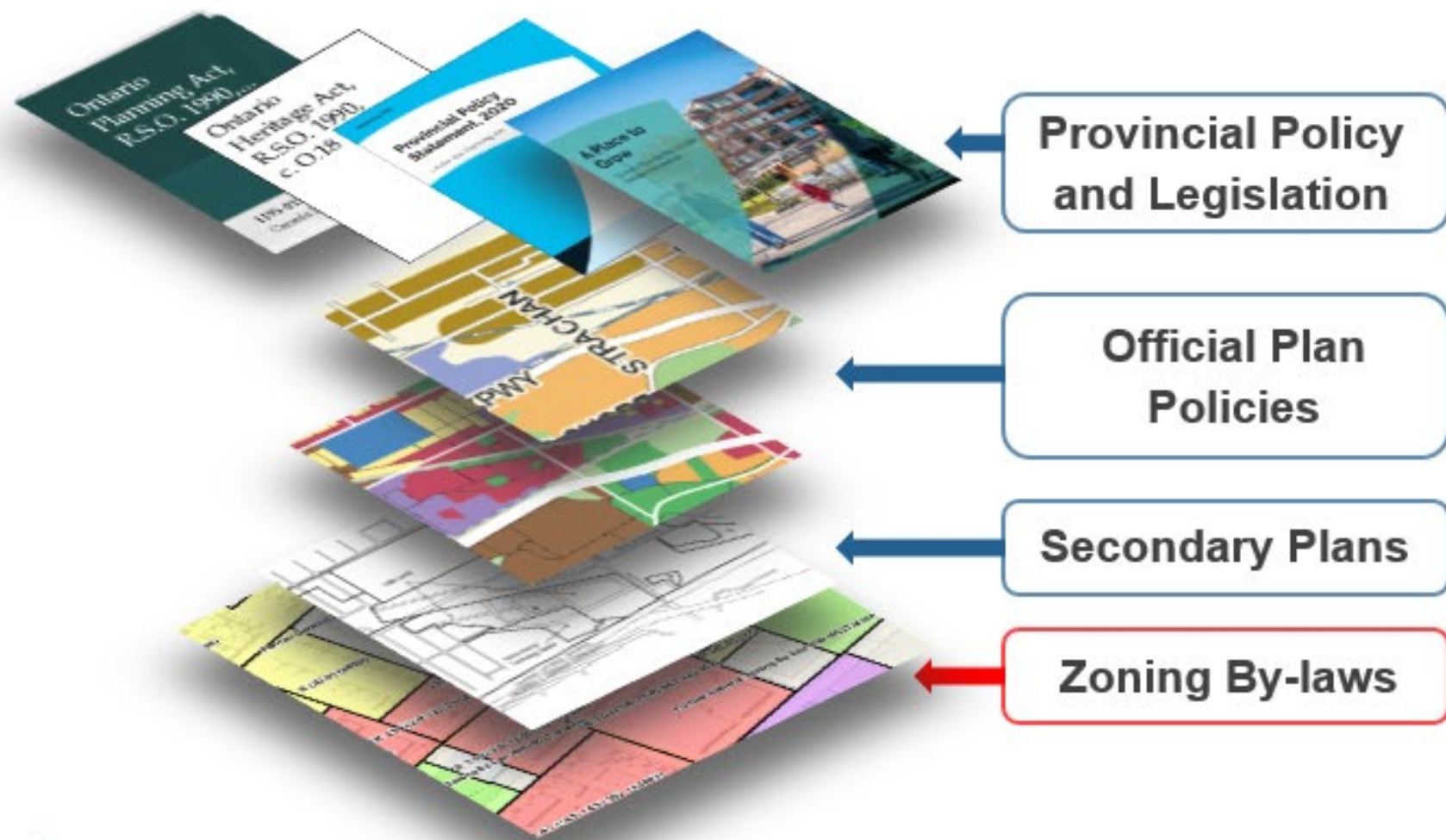
# Summary

- Changes to zoning are being made to implement the Secondary Plan
- Changes are being made in phases, and this phase is for areas on the preceding map
- Changes in these areas are for low-rise buildings (a maximum of 4 storeys), parkland, and for small scale retail along Eglinton
- Final zoning changes will be informed by consultation and further evaluation. More detail to follow, and a draft by-law will be posted



# Detailed Presentation

# Planning in Ontario



# What is a Zoning By-law?

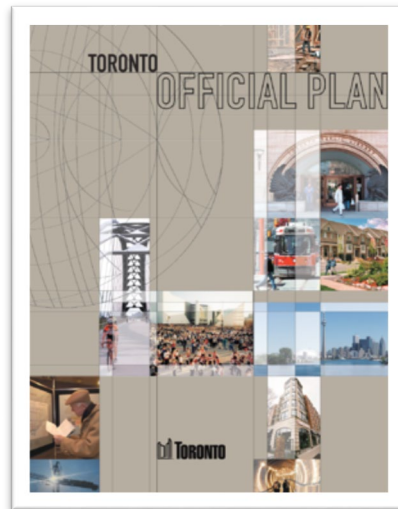
A **zoning by-law** regulates the use of land by:

- 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.

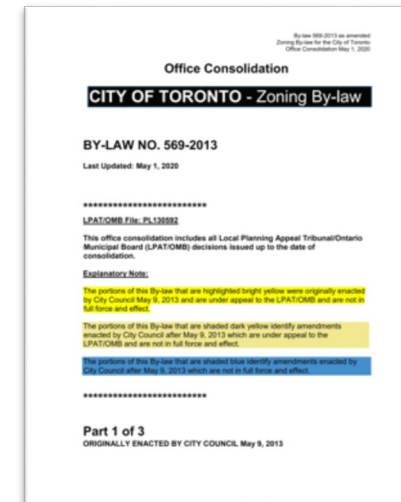
# What is a Zoning By-law?

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 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
- Today's discussion is a component of the MZR focussed on select low-rise areas, including portions of the Eglinton Park Character Area a large portion of Davisville Community Street, and pieces of the Bayview Focus Area and Montgomery Square
- [www.toronto.ca/readyssetmidtown](http://www.toronto.ca/readyssetmidtown)

# Related Work

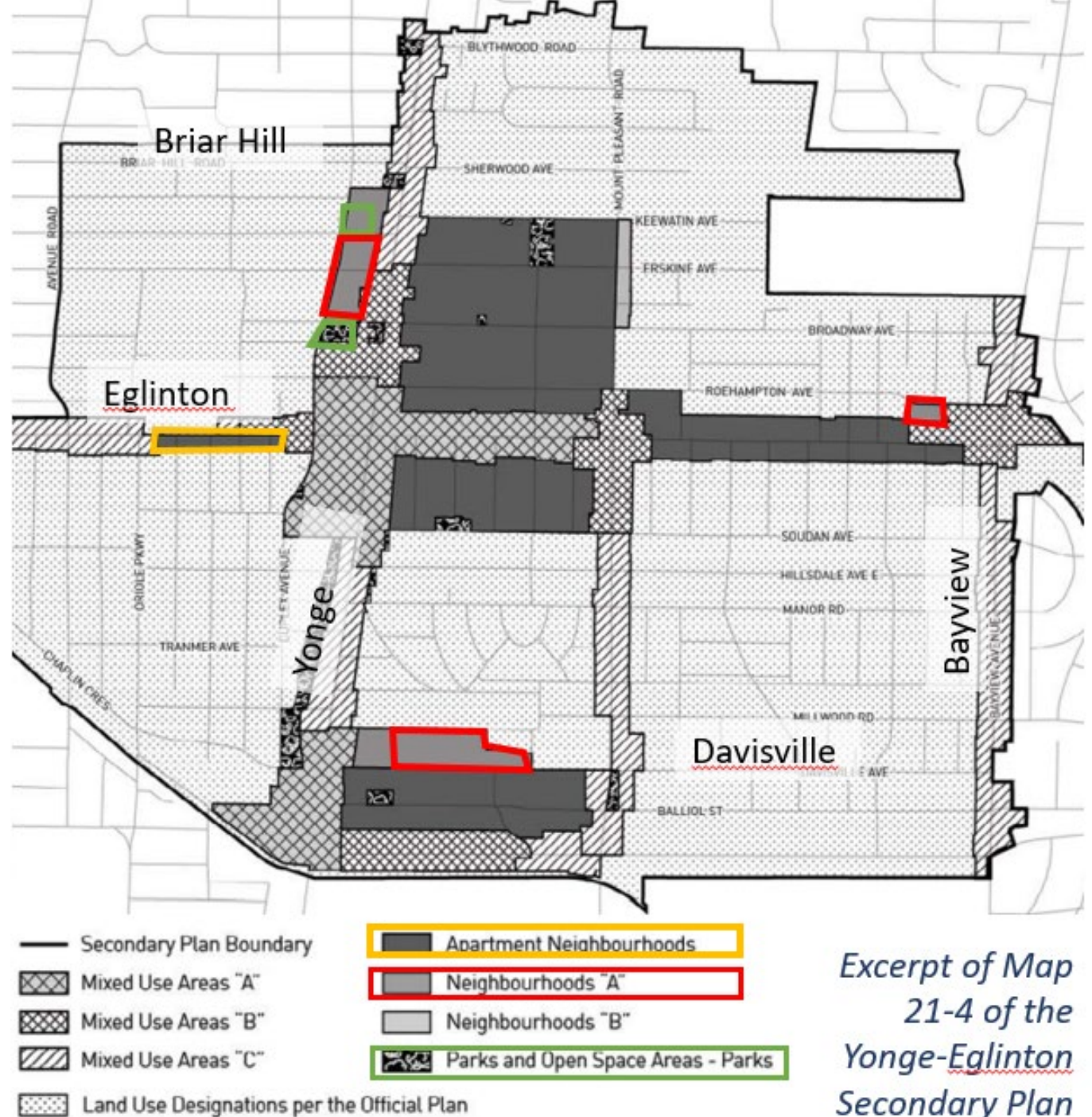
- Expanding Housing Options in Neighbourhoods (EHON)
  - Through this initiative staff are exploring ways to introduce more low-rise housing types and additional units in residential neighbourhoods
  - [www.toronto.ca/ehon](http://www.toronto.ca/ehon)



# Locations

# Areas Proposed for Rezoning

The areas highlighted in this map are the areas proposed for rezoning as part of this phase



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

# Why These Locations?

- These are all predominantly low-rise residential areas, which we propose will have similar zoning
- There are two abutting areas designated *Parks*, so we are proposing zoning those two areas to reflect the *Parks* designation as a matter of efficiency and convenience



# Policy Review



# Official Plan & Yonge-Eglinton Secondary Plan Relationship

- The Yonge-Eglinton Secondary Plan is Amendment 405 (OPA 405) to the Official Plan (i.e. it is part of the Official Plan)
- A Secondary Plan builds on, and adds more specificity to the Official Plan in areas that are experiencing growth (or expected to experience growth)
- In the event of a conflict, the policies of a Secondary Plan prevail



# Land Use

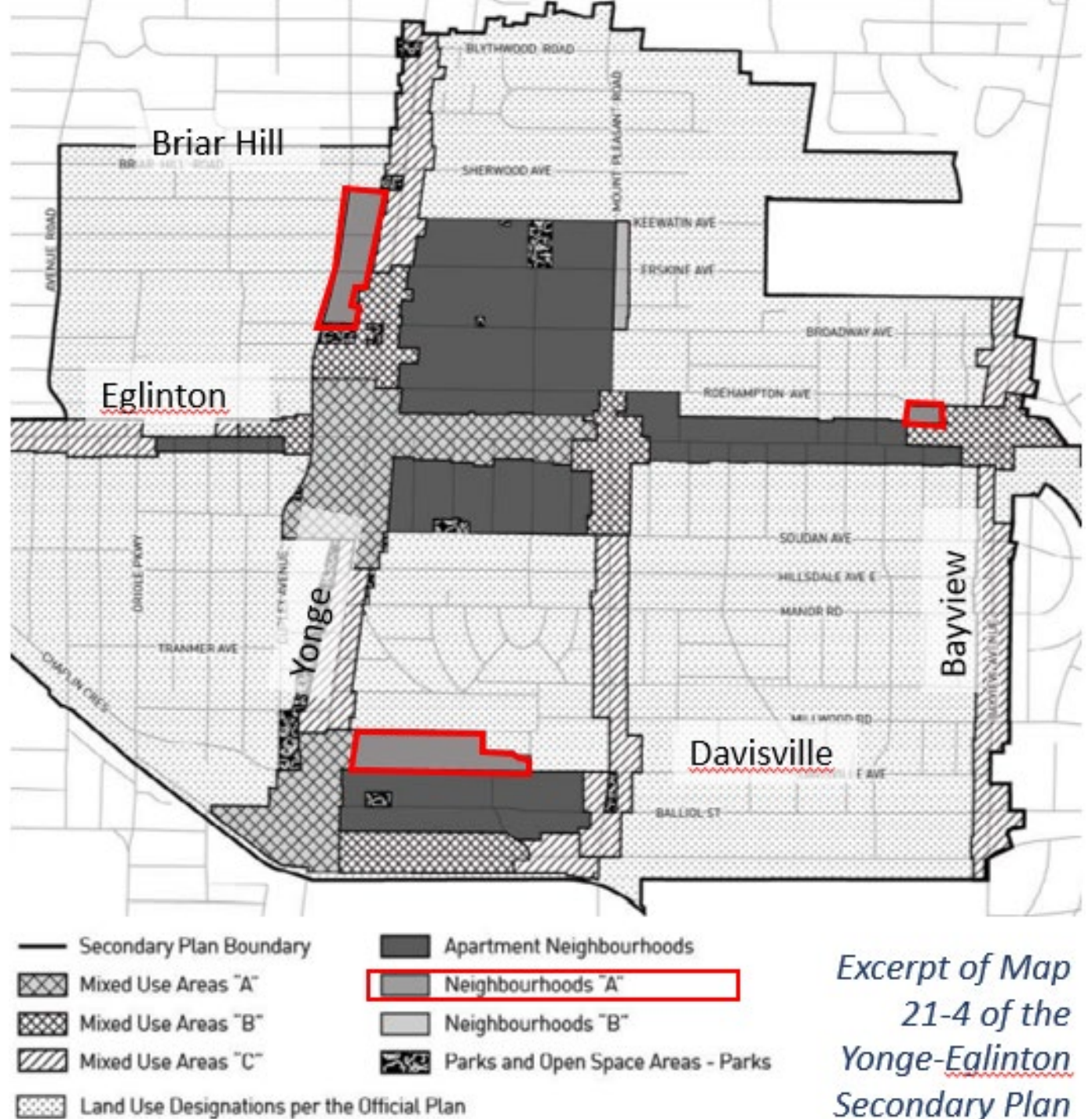
# Official Plan - *Neighbourhoods*

- 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
- Criteria for development that focusses on reinforcing existing character

## Secondary Plan – *Neighbourhoods “A”*

- Policy 2.5.12 (Land Use) *Neighbourhoods “A”* lands include:
  - Incremental low-rise intensification
  - Variety of low-rise residential uses generally permitted
  - Low-rise local institutional uses, parks and open spaces permitted

# Neighbourhoods “A” Lands



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

# Official Plan – *Parks and Open Space Areas – Parks*

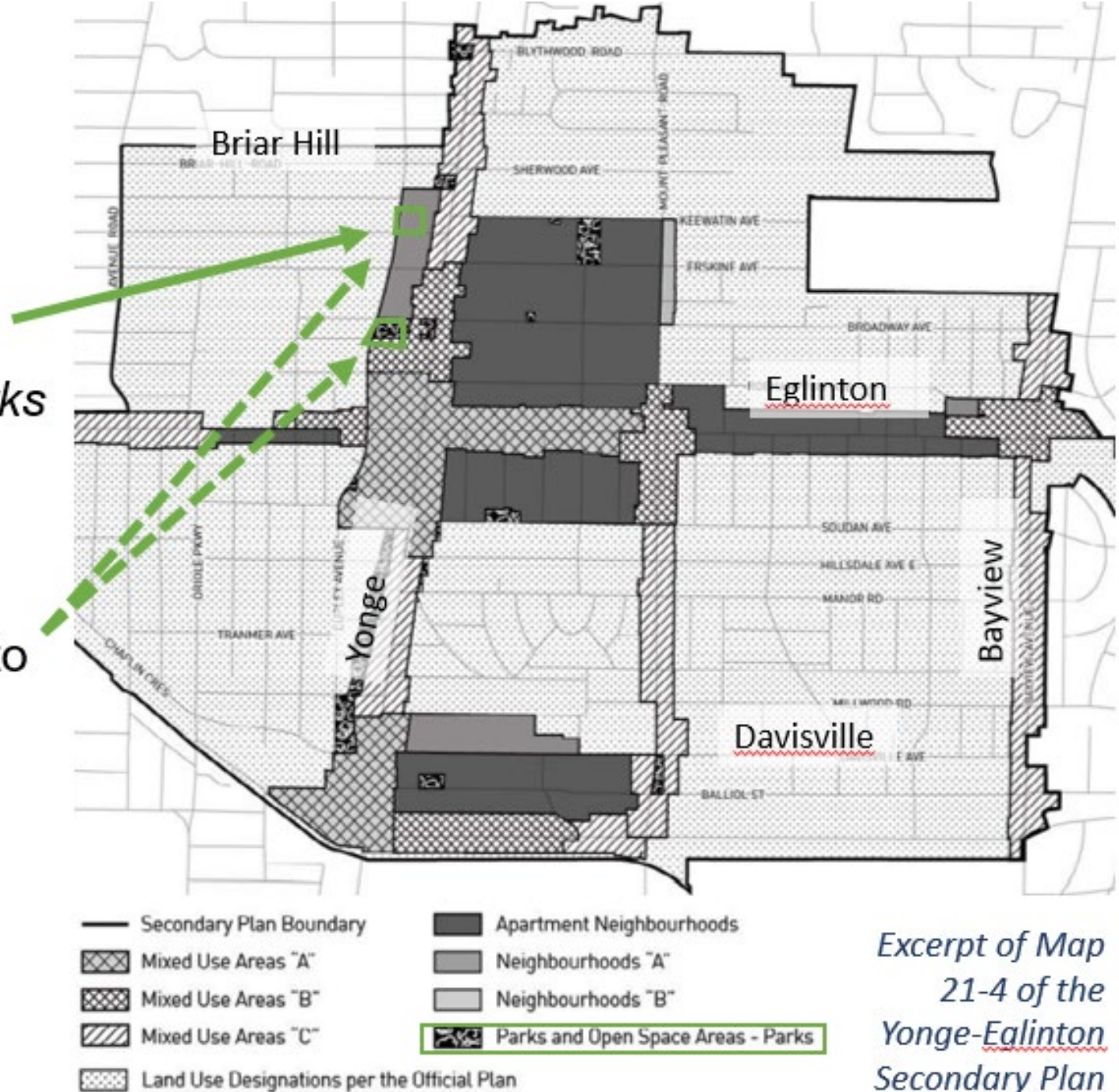
- Section 4.3 *Parks and Open Space Areas* – these areas are the parks and open spaces, valleys, watercourse, ravines etc. Development is generally prohibited
- *Parks and Open Space Areas – Parks* – “will be used primarily to provide public parks and recreational opportunities”



# Parks & Open Space Areas - Parks

Note: redesignated to *Parks and Open Space Areas – Parks* through item NY 26.5 at City Council October 1, 2021

These 2 areas are proposed to be rezoned as they are designated *Parks* and abut *Neighbourhoods “A”* areas



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

# Official Plan – *Apartment Neighbourhoods*

- Section 4.2 – areas made up of apartment buildings, parks, local institutions, cultural and recreational facilities, small scale retail, service and office uses (that serve the needs of area residents)
- The section sets out development criteria, but states that significant growth is not intended on a city-wide basis



## Secondary Plan – *Apartment Neighbourhoods*

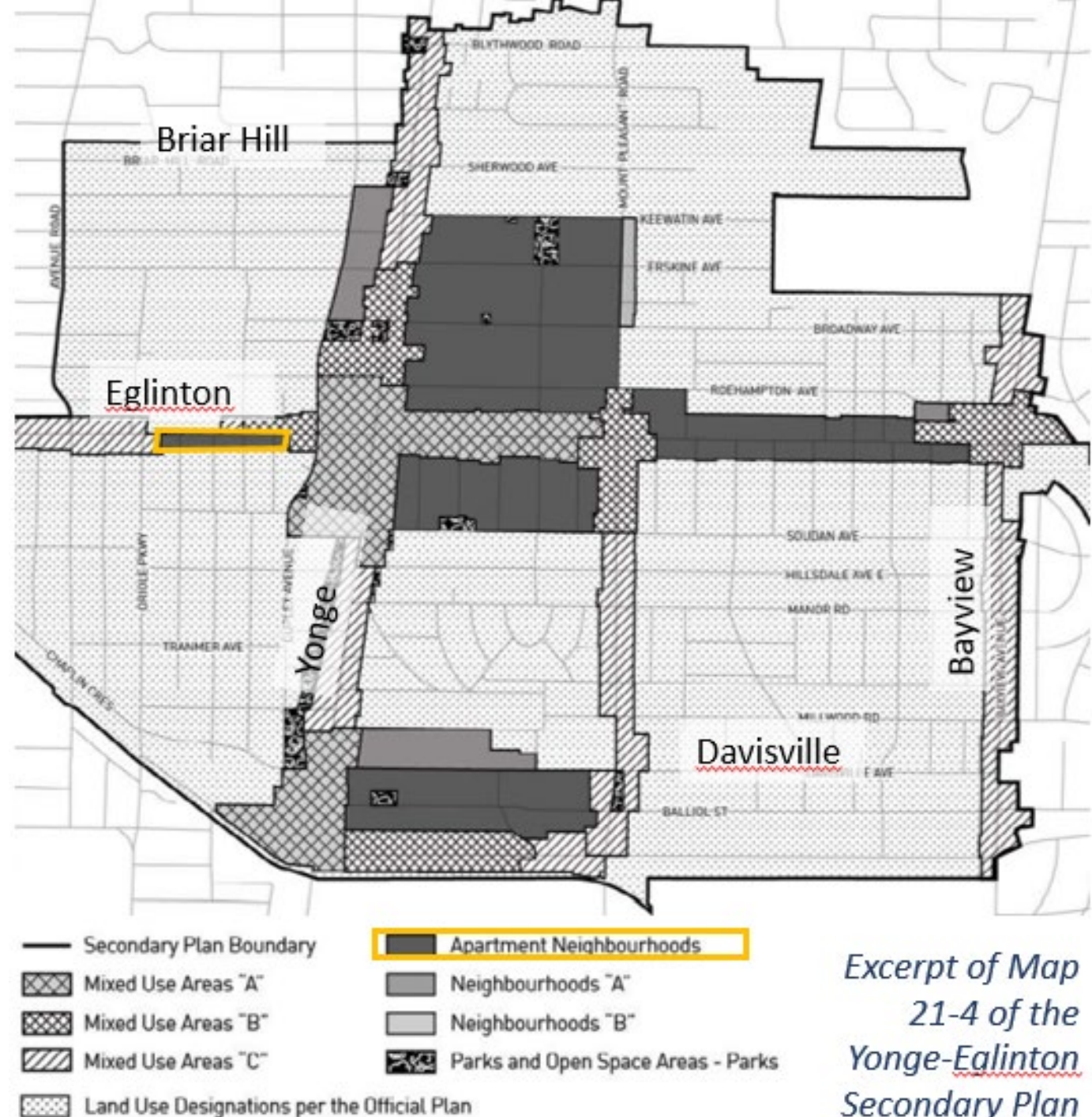
- 2.5.10 – residential communities with clusters of apartment buildings. Residential, local institutional, cultural uses permitted. Small scale retail and service uses that primarily serve area residents are permitted on the first floor of buildings, and encouraged on Secondary Retail Streets
- If residential uses are provided on the ground floor, the width of lobbies will be minimized

# Apartment Neighbourhoods

The area highlighted is proposed to be rezoned through this process

This area is also a Secondary Retail Street (map 21-5)

This area is included as the zoning is proposed to be similar to *Neighbourhoods "A"* (more efficient to do it together)



# Character Areas

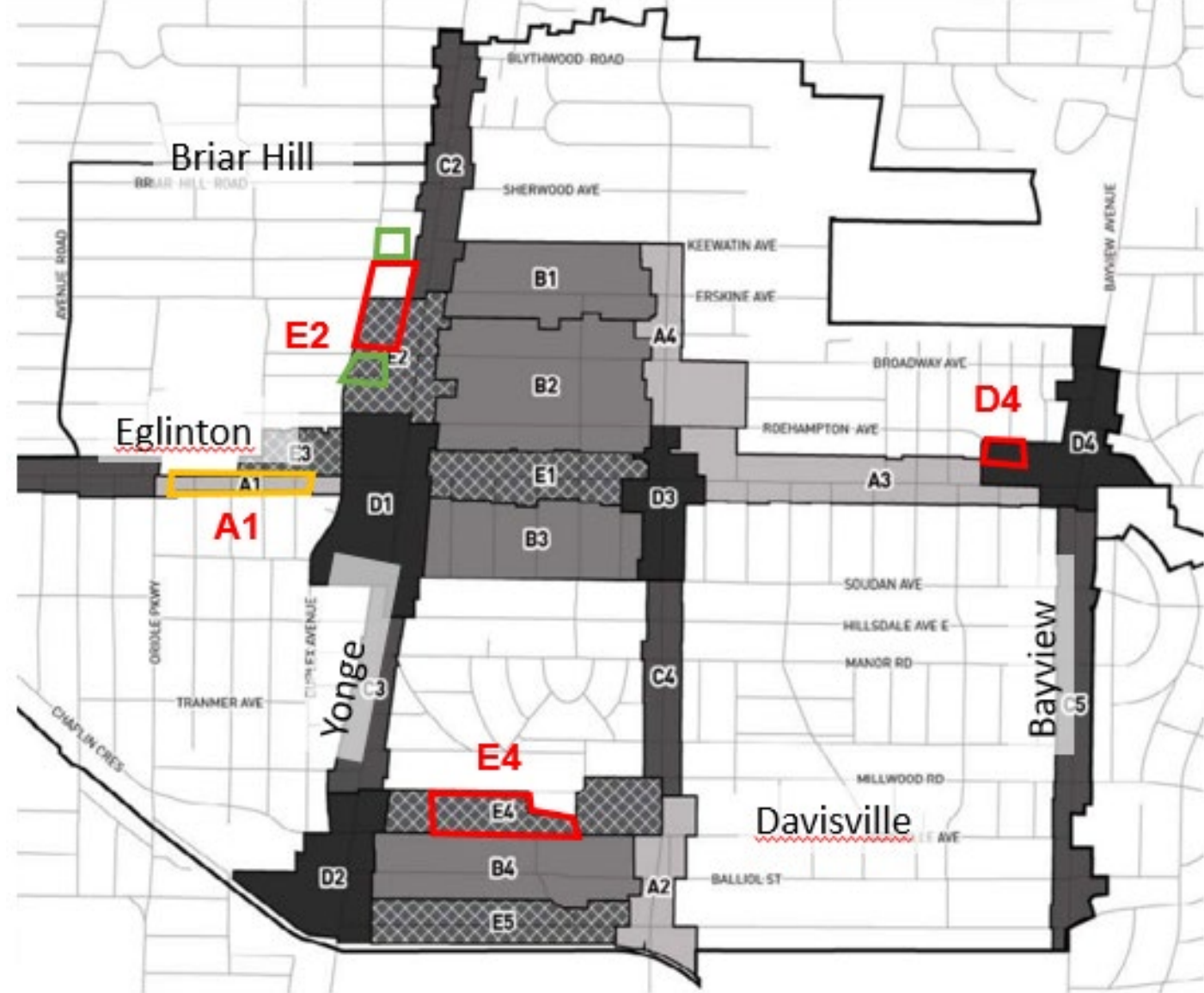
A1 Eglinton Park

D4 Bayview Focus Area

E2 Montgomery Square

E4 Davisville Community Street

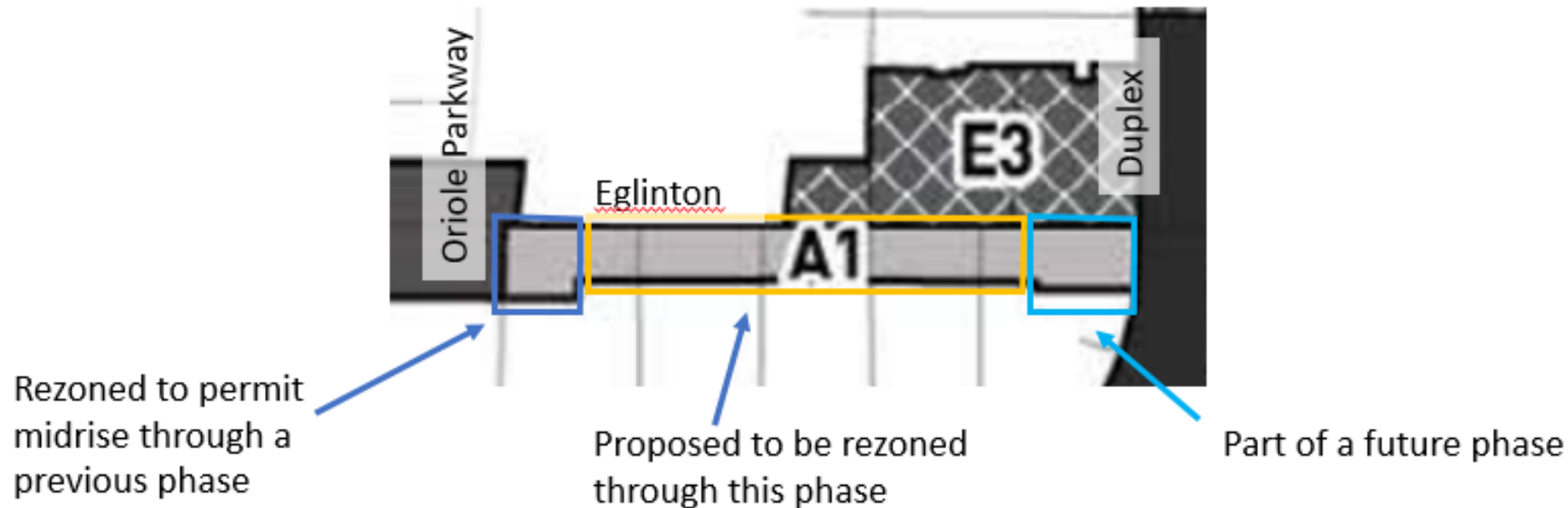
—	Secondary Plan Boundary		Apartment Neighbourhoods
⇒	Apartment High Streets	B1	Erskine and Keewatin
A1	Eglinton Park	B2	Redpath Park Street Loop
A2	Mount Pleasant Gateway	B3	Soudan
A3	Eglinton East	B4	Davisville
A4	Mount Pleasant North		
	Villages		
C1	Eglinton Way		
C2	Yonge Street North		
C3	Yonge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



*Excerpt of Map  
21-2 of the  
Yonge-Eglinton  
Secondary Plan*

# Secondary Plan – Character Areas

- **A1 - Eglinton Park Character Area**
  - 1.3.4 a. residential area along a major street. Generally low-rise walk-up apartment buildings, with midrise buildings marking either end

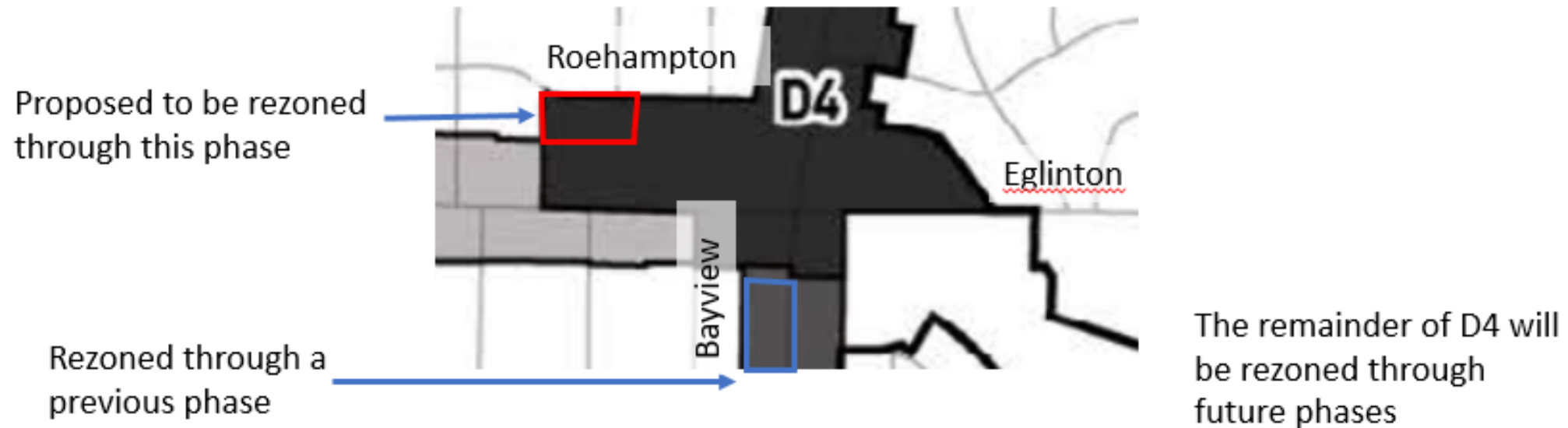




# Secondary Plan – Character Areas

- **D4 – Bayview Focus Area**

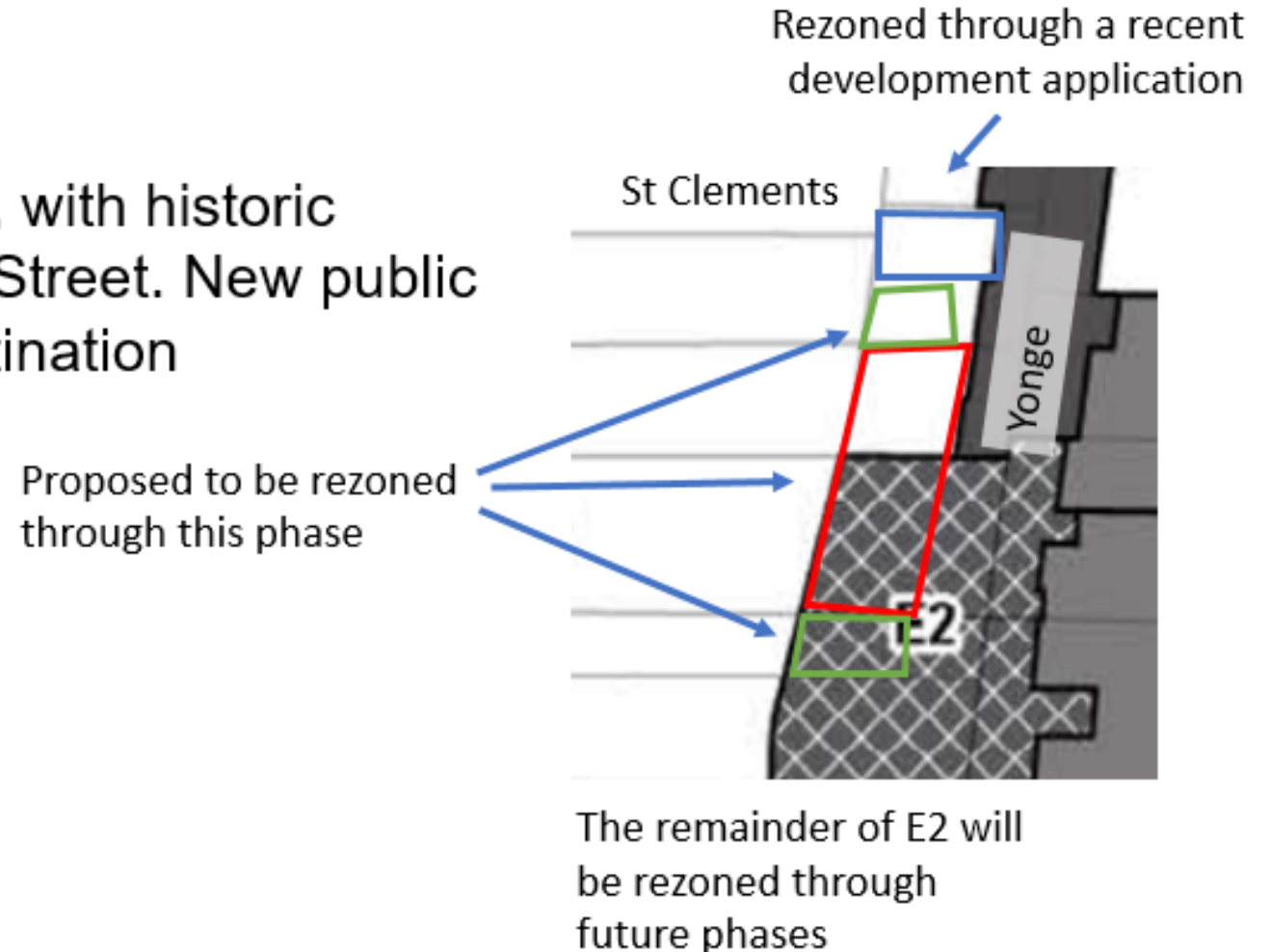
- 1.3.5 d. vibrant mixed use area around transit. Predominantly midrise buildings, with tall buildings in proximity to the station. Office expansion, residential, retail development. Transit-oriented.



# Secondary Plan – Character Areas

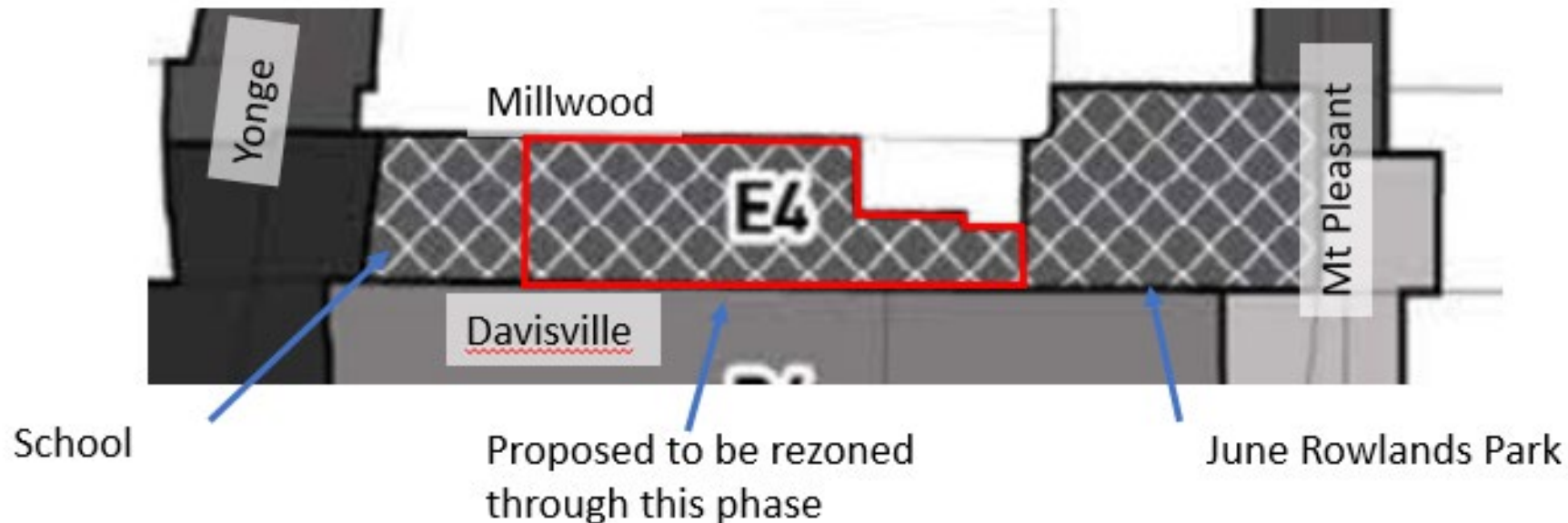
- **E2 – Montgomery Square**

- 1.3.6 b. civic heart of Midtown, with historic buildings, shops along Yonge Street. New public parks will create a unique destination



# Secondary Plan – Character Areas

- **E4 – Davisville Community Street**
  - 1.3.4 d. local heart of the Yonge-Davisville area, linking parks, schools. Low-rise residential intensification will support character. Public realm improvement to create a vibrant convivial place



# Secondary Plan – Midtown Transit Station Areas

- 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...”



# Major Transit Station Areas

- City Council adopted Official Plan Amendments (OPAs) for Major Transit Station Areas. Item PH35.16
- The OPAs set a minimum Floor Space Index for lands within their geography. That minimum is 1.0 for all of the lands under consideration in this phase of rezoning

# Secondary Plan – Midtown Transit Station Areas

- 2.4.2.i. Station Area Core, includes the transit station, residential intensification, concentration of office uses, and collectively greater intensity than Secondary Zones
- 2.4.2.ii. Secondary Zone that supports transit-supportive development in a compact form. Intensity less than Cores. Transition down in height and scale to Built-up Zones

# Secondary Plan – Midtown Transit Station Areas

- 2.4.3 “Built-up Zones are areas where incremental infill development and redevelopment at low or modest intensity will be permitted where reasonable.”
- 2.4.2.b. Transit Corridors are along major transit routes. Corridors will consist of buildings compatible with the respective Character Area

100%

## Yonge-Eglinton

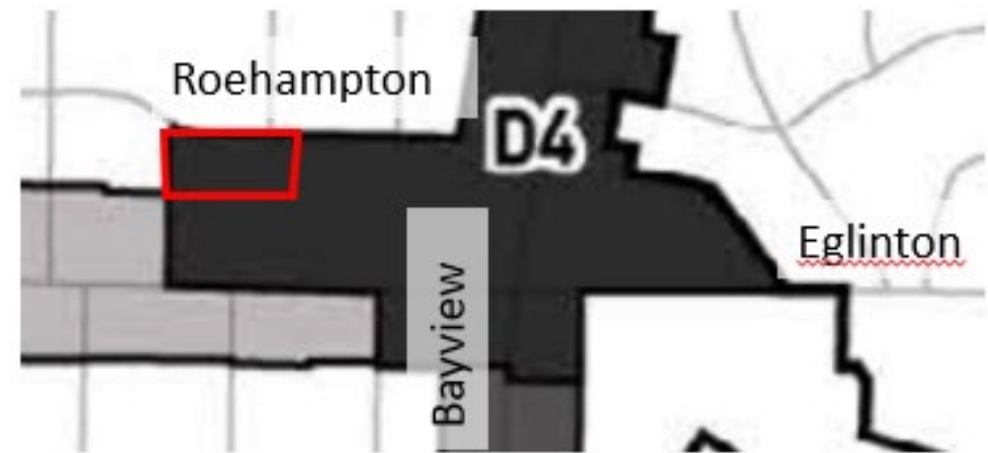


# Secondary Plan – Other Applicable Policies



- 2.6.2 Secondary Retail Streets: encouraged to include retail and service uses. Include ground floors designed to protect for future retail and service uses (e.g. minimum ground floor height)
- 5.3.5.b. appropriate landscaped setbacks required
- 5.3.7 low-rise buildings are up to a maximum of 4 storeys
- 5.3.9 permitted buildings types: low-rise apartment buildings and institutional buildings
- 5.4.1.b. minimum height: 3 storeys

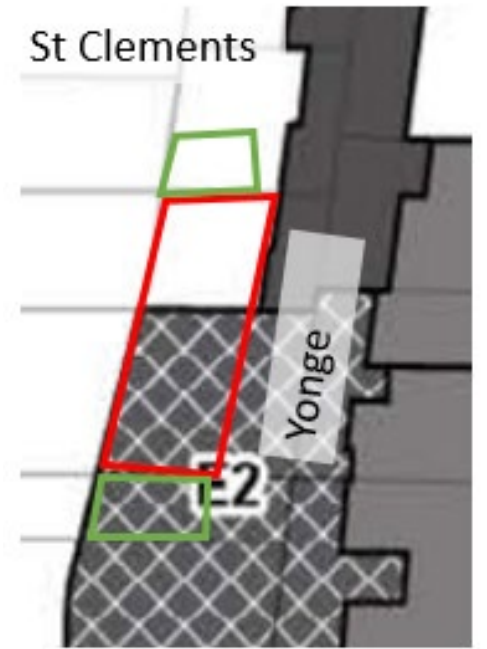
# Secondary Plan – Other Applicable Policies



- 5.3.7 low-rise buildings are up to a maximum of 4 storeys
- 5.3.9 permitted buildings types: detached, semi-detached, duplex, triplex, townhouses, stacked townhouses, low-rise apartment and institutional buildings
- 5.4.1.a. minimum height: 2 storeys

# Secondary Plan – Other Applicable Policies

- 5.3.5.b. appropriate landscaped setbacks required
- 5.3.7 low-rise buildings are up to a maximum of 4 storeys
- 5.3.9 permitted buildings types: detached, semi-detached, duplex, triplex, townhouses, stacked townhouses, low-rise apartment and institutional buildings
- 5.4.1.a. minimum height: 2 storeys





# Secondary Plan – Other Applicable Policies



- 3.2.8.c. setbacks above and below grade
- 5.3.5.b. appropriate landscaped setbacks required
- 5.3.7 low-rise buildings are up to a maximum of 4 storeys
- 5.3.9 permitted buildings types: detached, semi-detached, duplex, triplex, townhouses, stacked townhouses, low-rise apartment and institutional buildings
- 5.4.1.a. minimum height: 2 storeys



# Secondary Plan – Other Applicable Policies

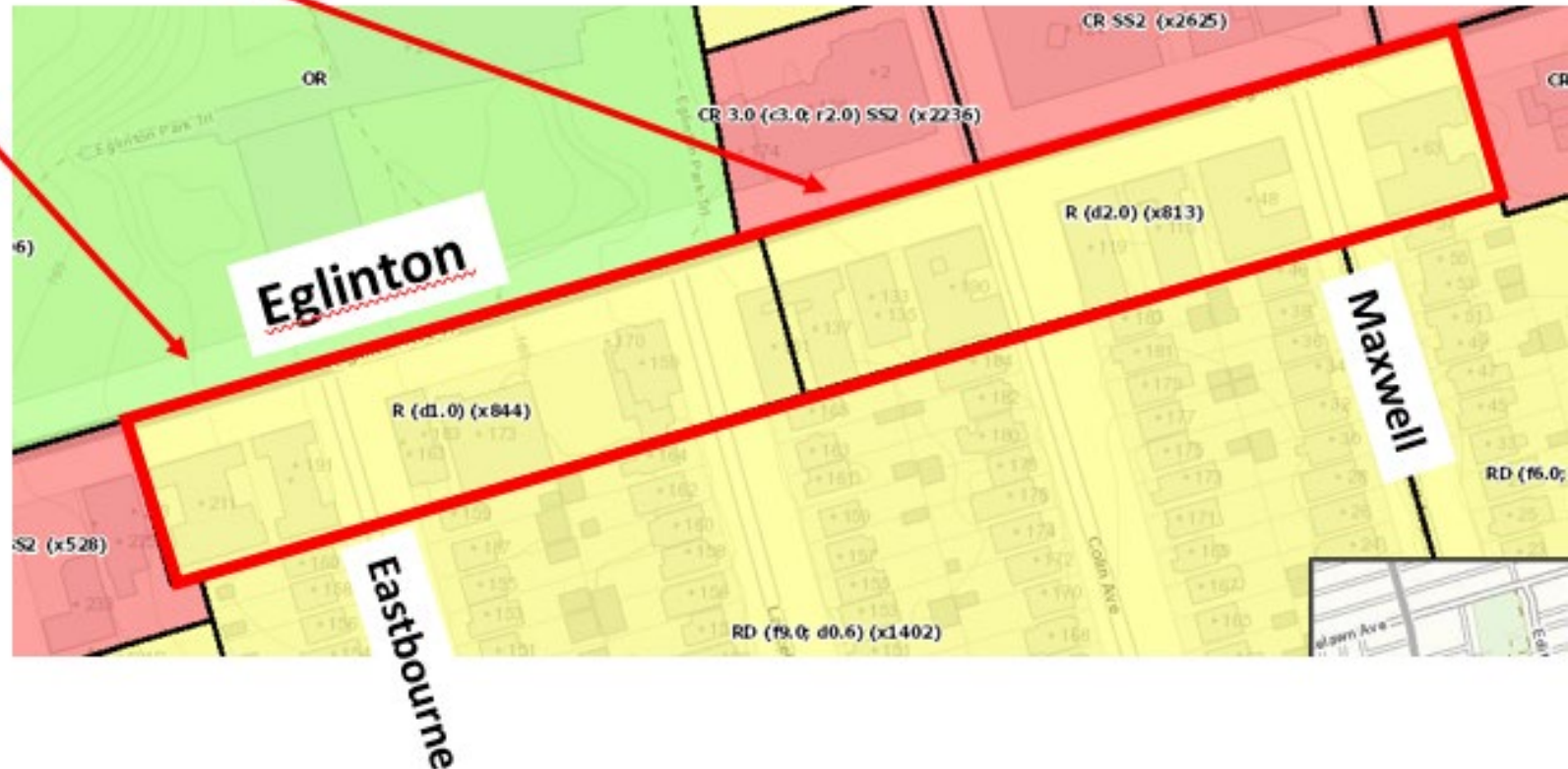
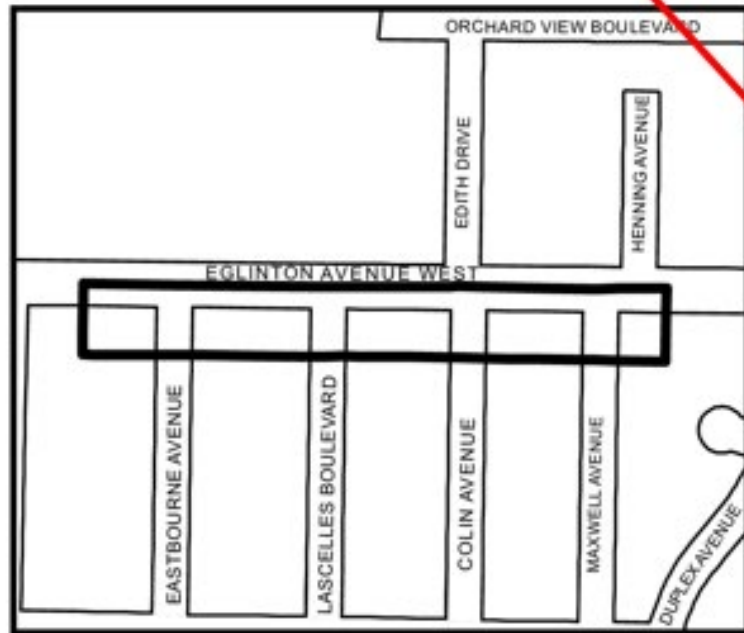
- 3.1.7 Reduce the impact of vehicles, loading and servicing, consolidating entrances and limiting curb cuts
- 5.3.13 Direct driveway access to individual units not permitted from public streets; integrated garages not permitted in front walls
- 7.1 Housing – requires a minimum proportion of 2 and 3 bedroom units



# Zoning Today

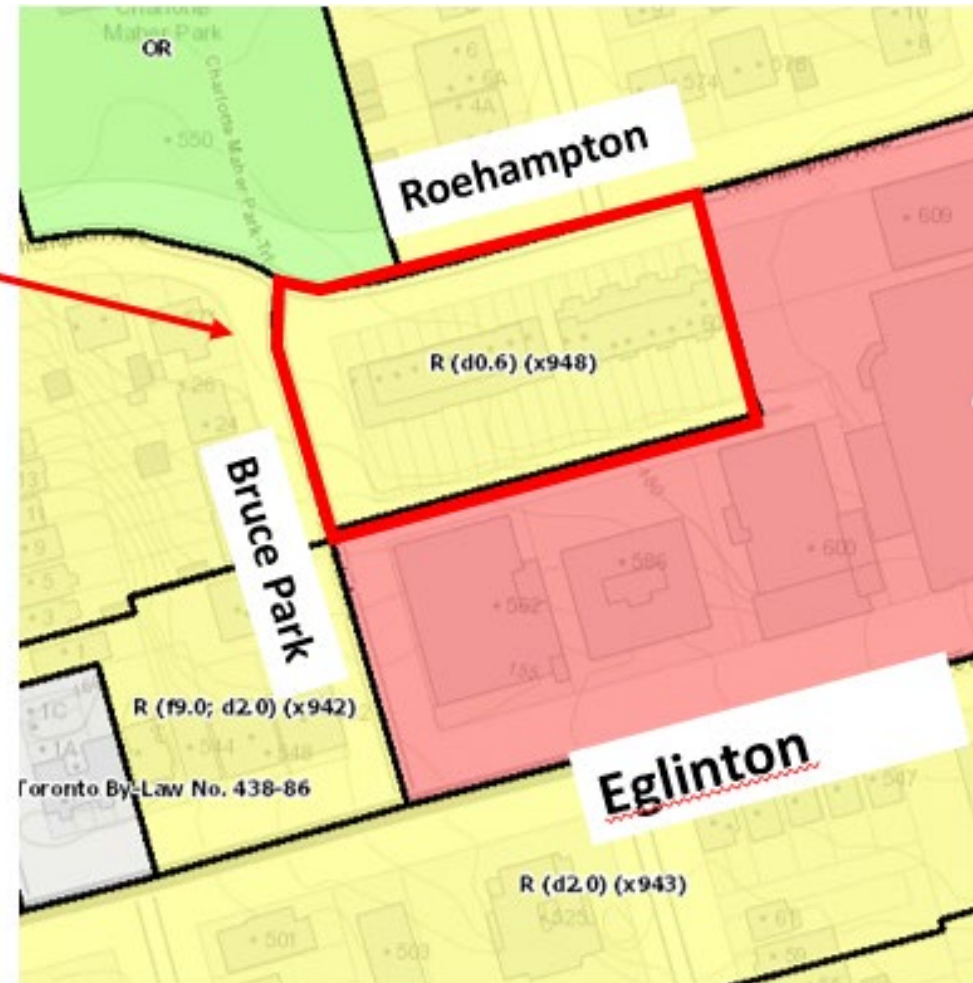
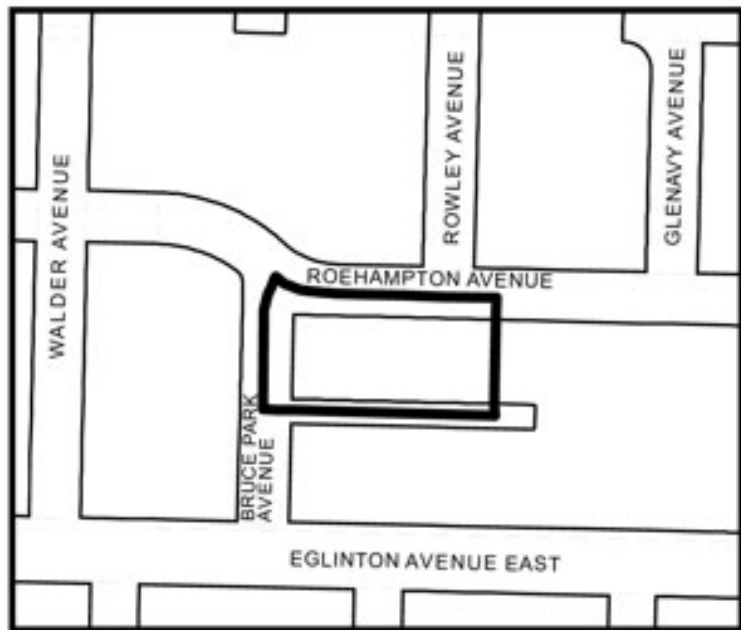
# Zoning Today

- R(d2.0) (x813)
- R(d1.0) (x844)



# Zoning Today

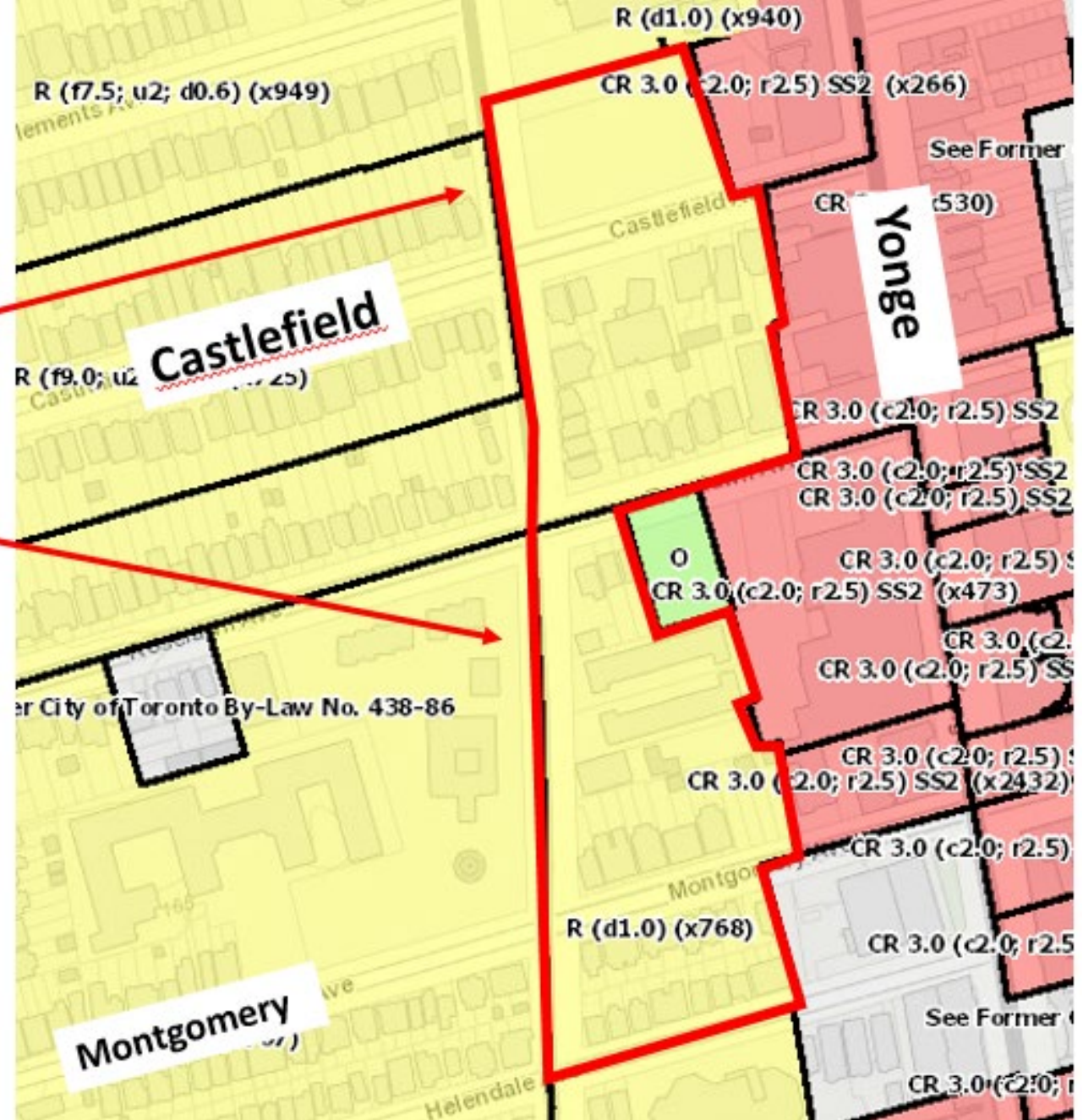
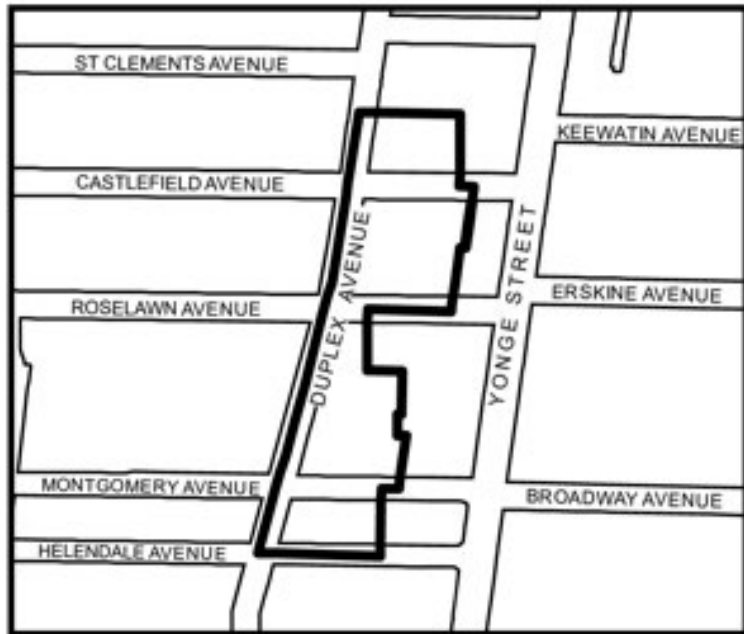
- R(d0.6) (x948)





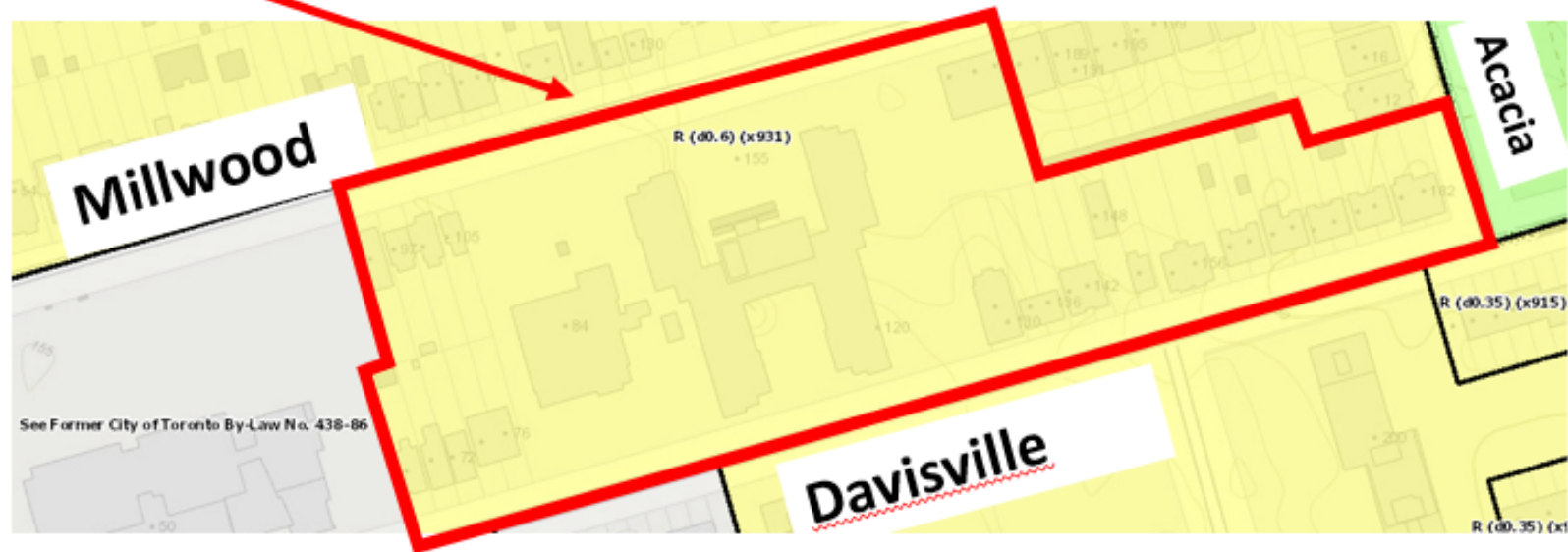
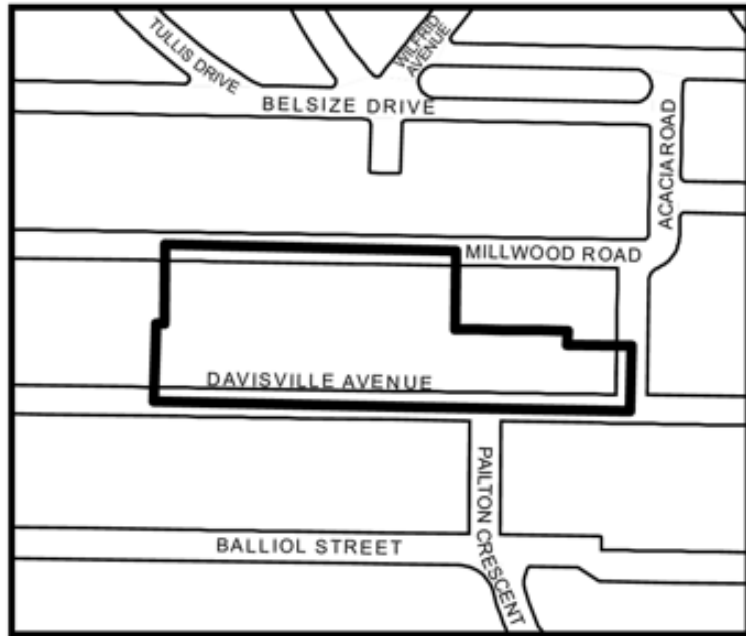
# Zoning Today

- R(f7.5; u2; d0.6) (x949)
- R(d1.0) (x768)



# Zoning Today

- R(d0.6)(x931)



# Zoning Today

- All areas have 'R' label ("Residential Zone")
- Permitted building types: detached house, semi-detached house, townhouse, duplex, triplex, fourplex, and apartment building
- Max height of 9 metres (approx. 3 storeys)
  - Exception: 6 properties on Eglinton have a permission of 15m





Detached houses on Castlefield at Duplex



Detached houses on Avenue near Chaplin





Semi-detached houses on Davisville



Semi-detached houses on College View near Oriole





Townhouses on Roehampton



Townhouses on Avenue north of Eglinton





Fourplex on Highbourne south of Eglinton



Triplex on Avenue north of Eglinton





Apartment buildings on Maxwell south of Eglinton

Apartment buildings on Avenue near Chaplin







Apartment building on Avenue at Roselawn



Apartment building on Duplex north of Montgomery



# Proposed Changes to Zoning

# Proposed Changes

Key changes being proposed are:

- Adding a minimum height of 2 or 3 storeys (depending on the area)
  - Currently no minimum height
- Setting a maximum height of 4 storeys and ~12 to 13 metres
  - Currently 9 metres (approximately 3 storeys)
  - Exception: 6 properties on Eglinton West currently max 15m, proposed unchanged
- Increasing maximum depth of any building to 17 metres
  - Currently 17m for houses, 14m for other buildings types



# Proposed Changes

Key changes being proposed are:

- Setting a minimum Floor Space Index of 1.0
  - Currently no minimum
  - Exception: proposing no minimum north of Roselawn Ave (outside of the Midtown Transit Station Areas)
- Change building size regulation from FSI to form based
  - 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

Key changes being proposed are:

- Permitting small scale retail uses for lands abutting Eglinton
  - Currently permitted, but reducing restrictions (e.g. allowing more than 1 store in a building, & currently max 25.0 square metres, proposed max 100 square metres)
- Reducing curb cuts, and consolidating and directing vehicle access
  - New development will only be permitted to have one driveway vehicle access to a street, and the entrance must be from the side or rear of the building

# Proposed Changes

Key changes being proposed are:

- Recognizing lawfully existing uses that do not conform to policy
  - E.g. houses on lands designated for parks, office uses in areas that do not permit office uses, etc
- Rezoning lands designated as *Parks* to an open space zoning label (while permitting existing lawful uses on site)
  - Currently Residential zone (R)

# Proposed Changes

- Final zoning changes will be informed by consultation and further evaluation. A draft zoning by-law amendment will be posted online for comment



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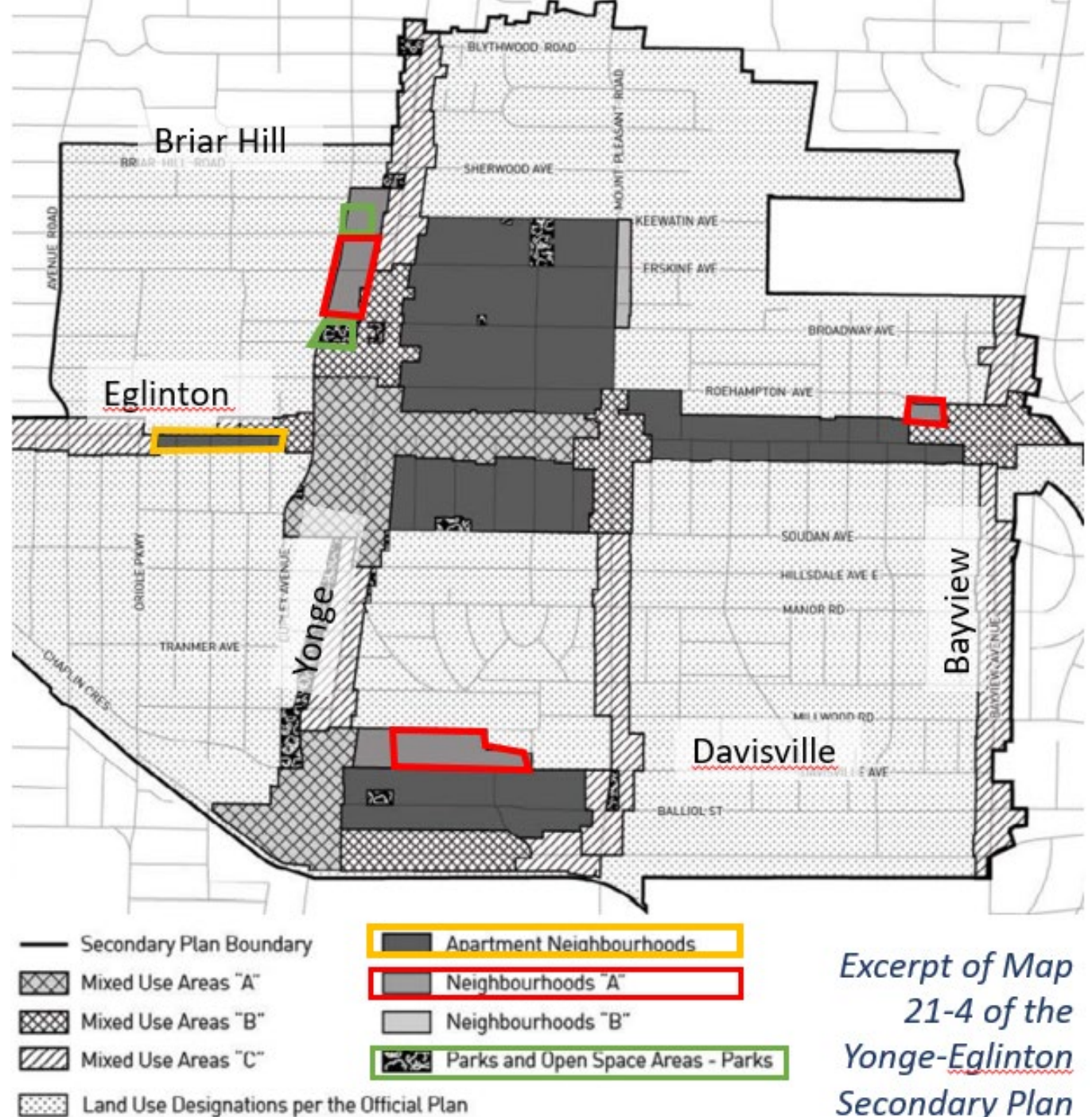
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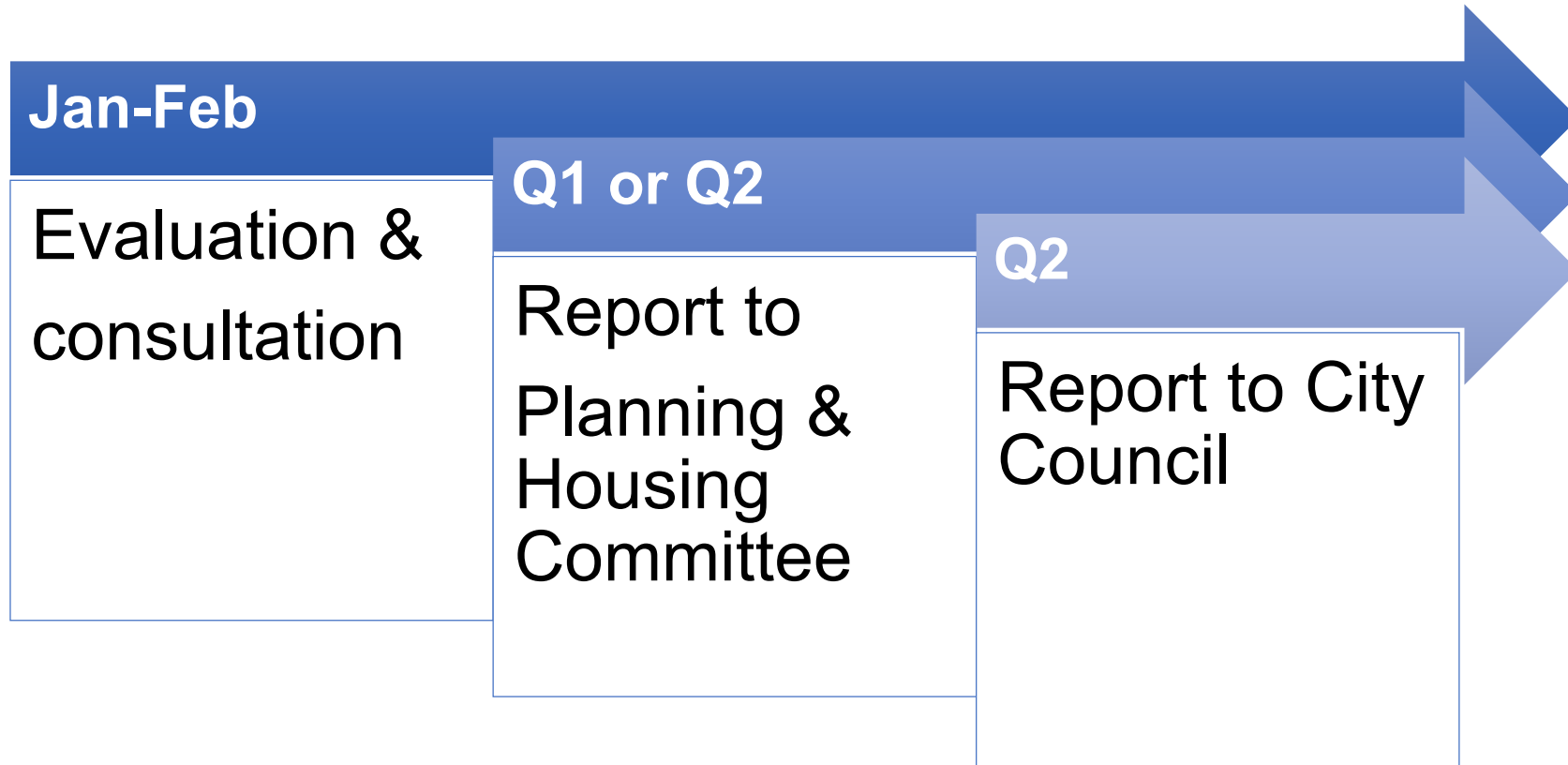
# Summary

- Changes to zoning are being made to implement the Secondary Plan
- Changes are being made in phases, and this phase is for areas on the preceding map
- Changes in these areas are for low-rise buildings (i.e. a maximum of 4 storeys), parkland, and for small scale retail along Eglinton
- Final zoning changes will be informed by consultation and further evaluation. A draft by-law will be posted online



# Direction and Timeline

# Timeline 2023



## Direction 2022

- Based on evaluation and consultation, we anticipate the development of a draft zoning by-law amendment in February
- A report will be presented to Planning and Housing Committee in the spring (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 (you may send in comments in writing)





# How will Planning Staff arrive at a recommendation?

# Determining the Public Interest





# 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.



# Note

- Reminder: your questions and comments will form part of the public record
- We recommend that you do not provide any personal information in either the Q&A box nor when speaking

# Facilitated Discussion



## Raise Hand:

Raise Hand is located either at the bottom of your screen, or beside your name. This may be somewhat different 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 box:

Q & A is found as an option on your screen. You may have to click on the circle with three dots. Address your question to all the panelists, using the drop down menu, on the top.



# Contact Us



**Email To:**

matt.armstrong@toronto.ca

**Mail To:**

Matt Armstrong  
Senior Planner, Strategic Initiatives  
Metro Hall,  
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# Thank you!

## Thanks for attending!

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

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