

Midtown Zoning Review – Apartment Neighbourhoods

A component of “**Ready, Set, Midtown**”
The Yonge-Eglinton Secondary Plan Implementation Initiatives
June 27, 2023



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The meeting host is currently speaking.

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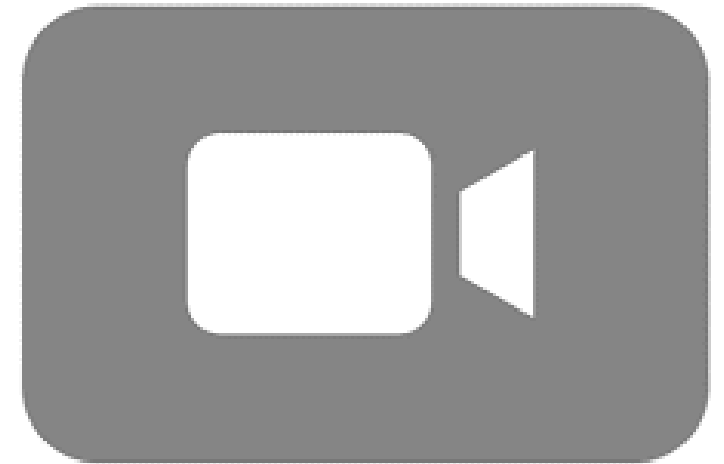
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Notice of Recording

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Midtown Zoning Review – Apartment Neighbourhoods

A component of “**Ready, Set, Midtown**”
The Yonge-Eglinton Secondary Plan Implementation Initiatives
June 27, 2023





Welcome!

Introductions

Strategic Initiatives, City Planning, City of Toronto:

- **Matt** Armstrong, Senior Planner
- **Melanie** Melnyk, Project Manager
- **Victoria** Matzko, Assistant Planner
- **Alicia** Rinaldi, Assistant Planner

Zoning, City Planning, City of Toronto:

- **Carla** Tsang, Senior Planner

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 changes (about 40 minutes)
- The public will have an opportunity to ask questions or make comments (about 50 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

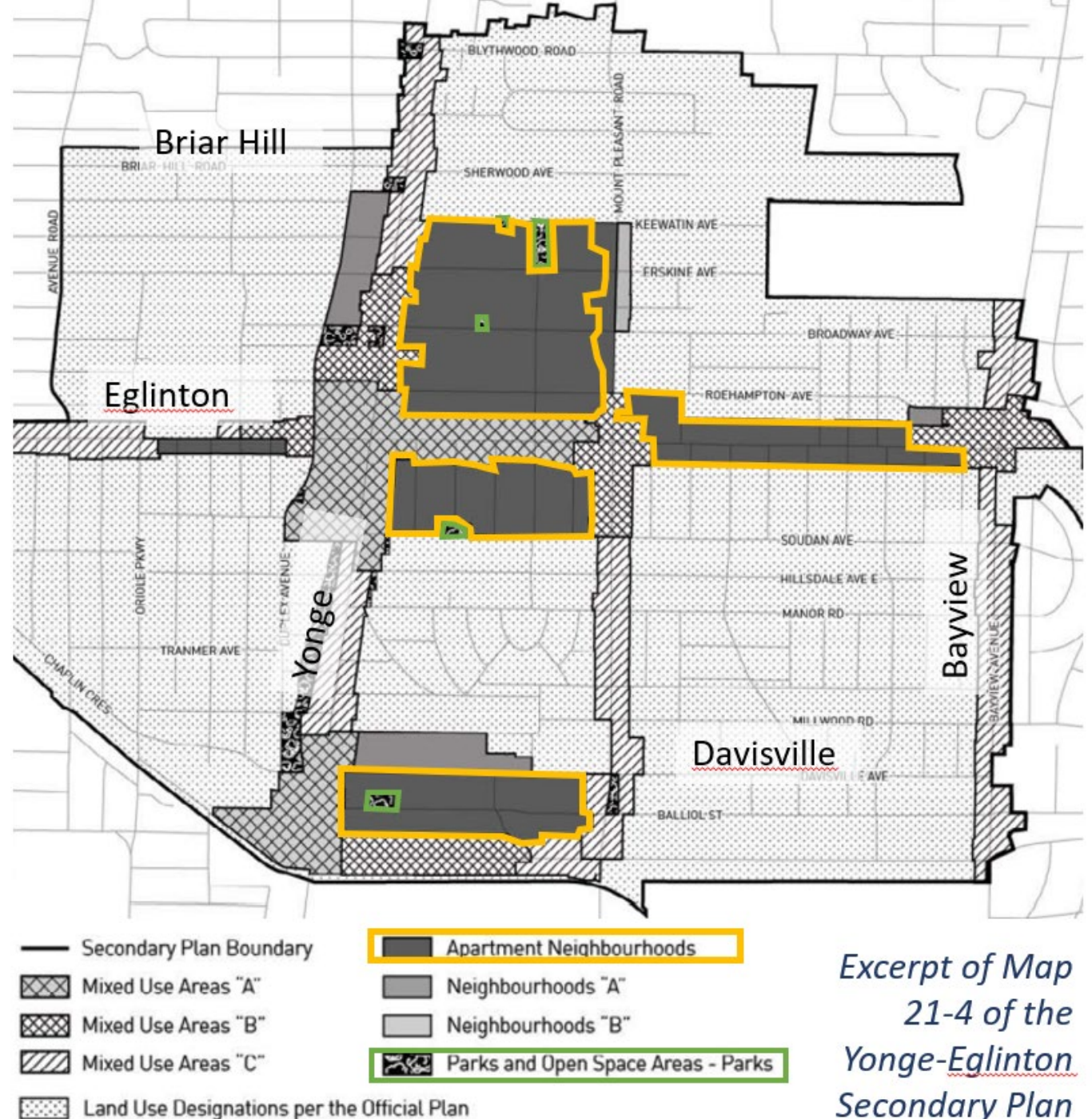


Summary

Summary

The Midtown Zoning Review is proceeding in phases to implement the policies of the Yonge-Eglinton Secondary Plan (OPA 405).

This phase is focused on the areas highlighted on this map.



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

Key Zoning Changes

- Adding a minimum height of 4 storeys
- Setting a maximum height as set out in Secondary Plan guidance:
 - 8 to 12 storeys: Eglinton East
 - 25 to 35 storeys: Erskine and Keewatin
 - 35 to 50 storeys: Redpath Park Street Loop
 - 20 to 35 storeys: Soudan
 - 25 to 40 storeys: Davisville
 - *Note there are there some exceptions to the above*

Key Zoning Changes

- Setting a minimum Floor Space Index of 2.0 in the following areas:
 - Eglinton East
 - Portions of Erskine and Keewatin
 - Redpath Park Street Loop
 - Soudan
 - Portions of Davisville
- Regulating building size by form rather than maximum floor space index (FSI)

Key Zoning Changes

- Setting minimum building setbacks and other measures to achieve the public realm policies of the Plan (e.g. green streets with room for large trees)
- Setting minimum building setbacks and stepbacks (e.g. for adequate separation distance between towers)
- Setting a minimum proportion of family-size units

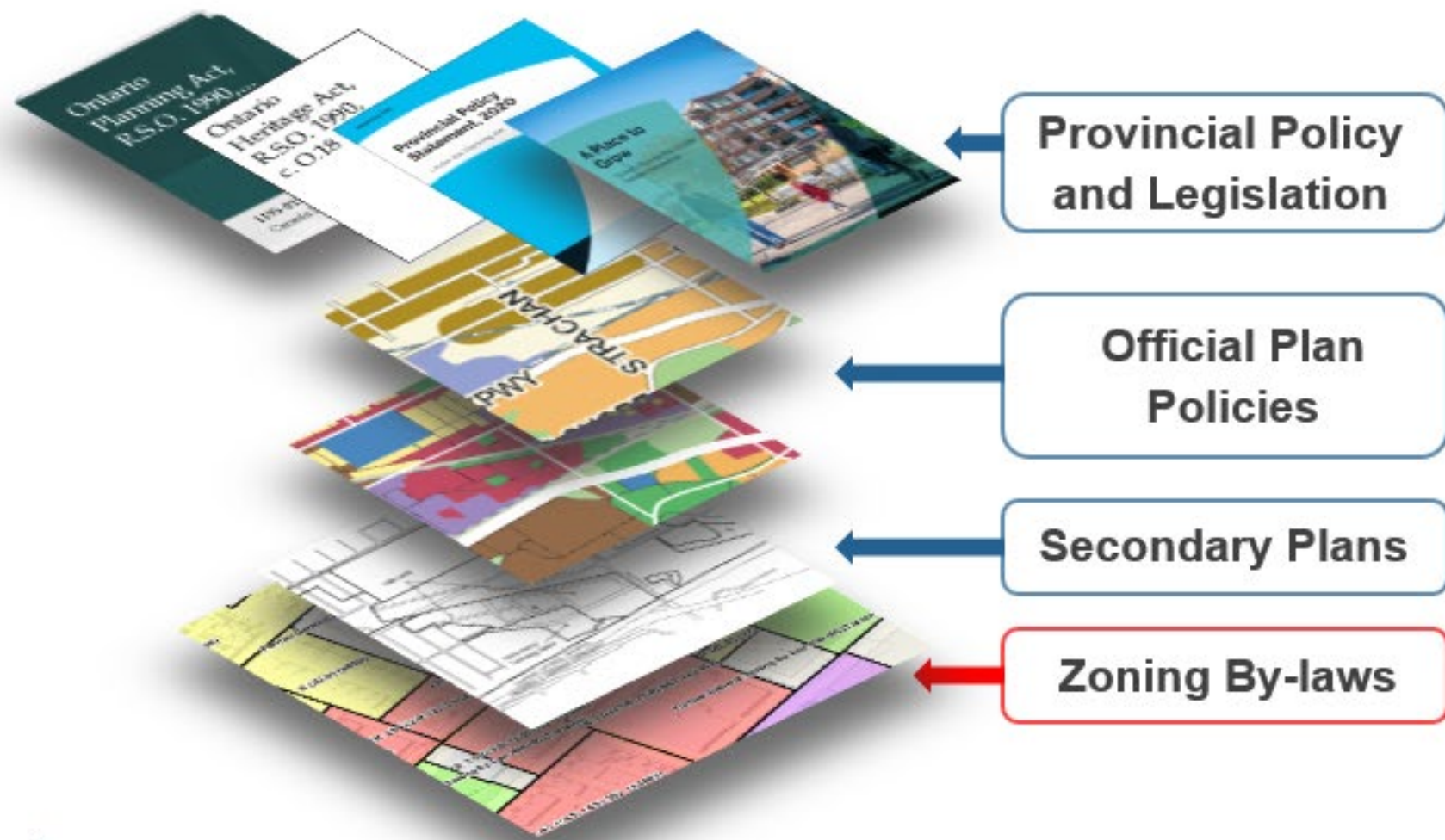
Key Zoning Changes

- Modifying permissions for retail uses in certain areas
- Rezoning lands designated as *Parks* to an open space zoning label (while permitting existing lawful uses on site)
- Modifications to availability of service regulations in zoning
- Other changes in line with the objectives and framework for the Midtown Zoning Review, and to implement the Plan



Detailed Presentation

Planning in Ontario



What is a Zoning By-law?

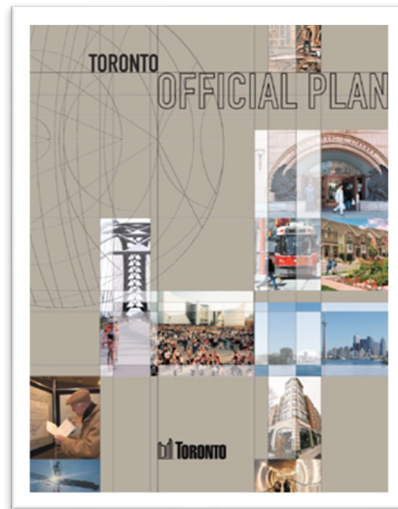
A **zoning by-law** regulates the use of land by:

- 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.

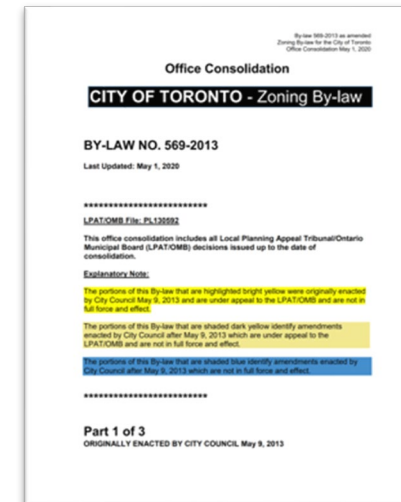
What is a Zoning By-law?

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?

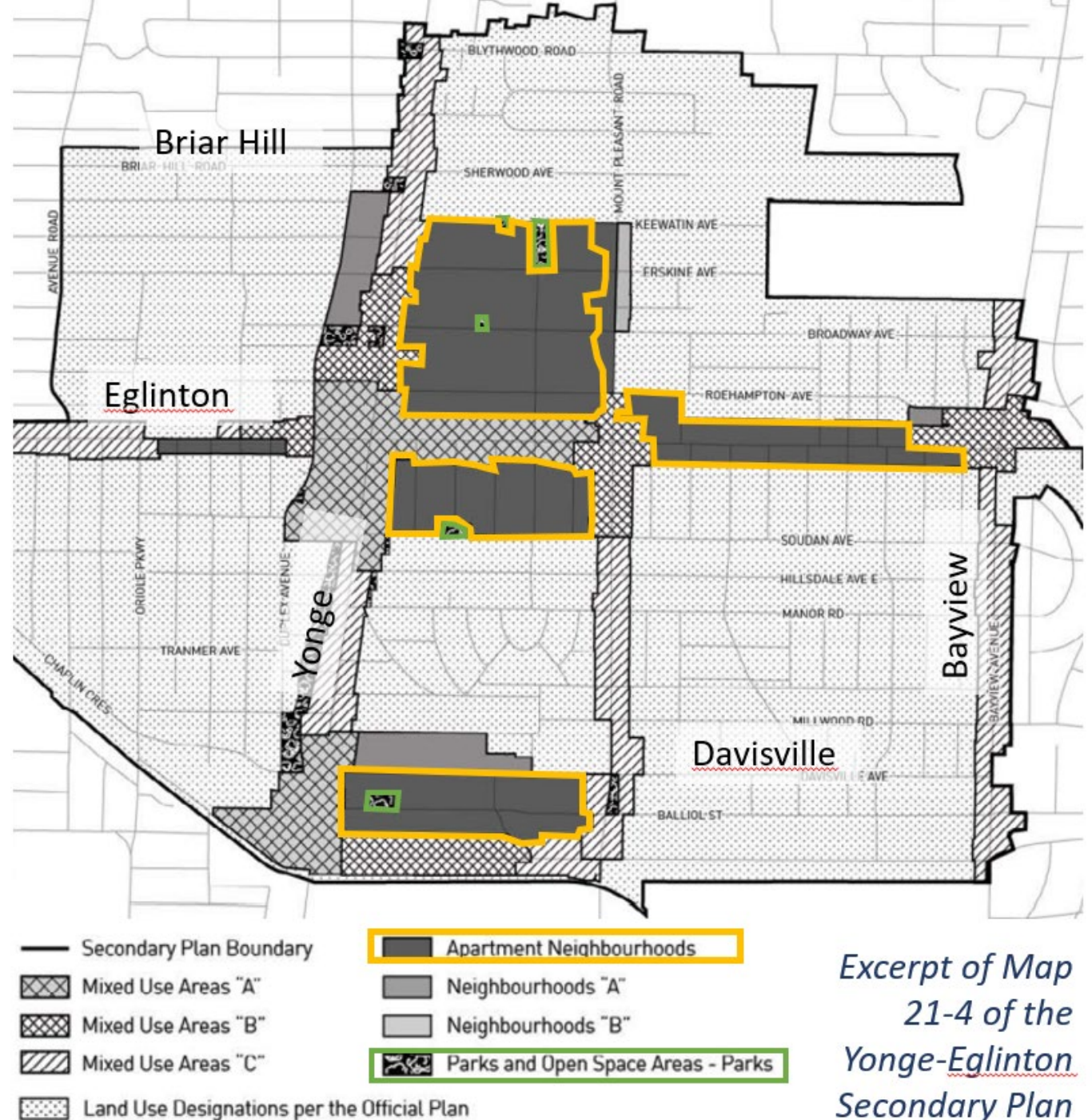
Why a zoning review & update?

- 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 in Midtown will implement the Secondary Plan. Changes to the Secondary Plan are out of scope for this meeting.

Locations

This phase of the Zoning Review is focused on Midtown's '*Apartment Neighbourhoods*', including nearby areas designated as '*Parks*'.



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



Policy Overview

Official Plan & Secondary Plan Relationship

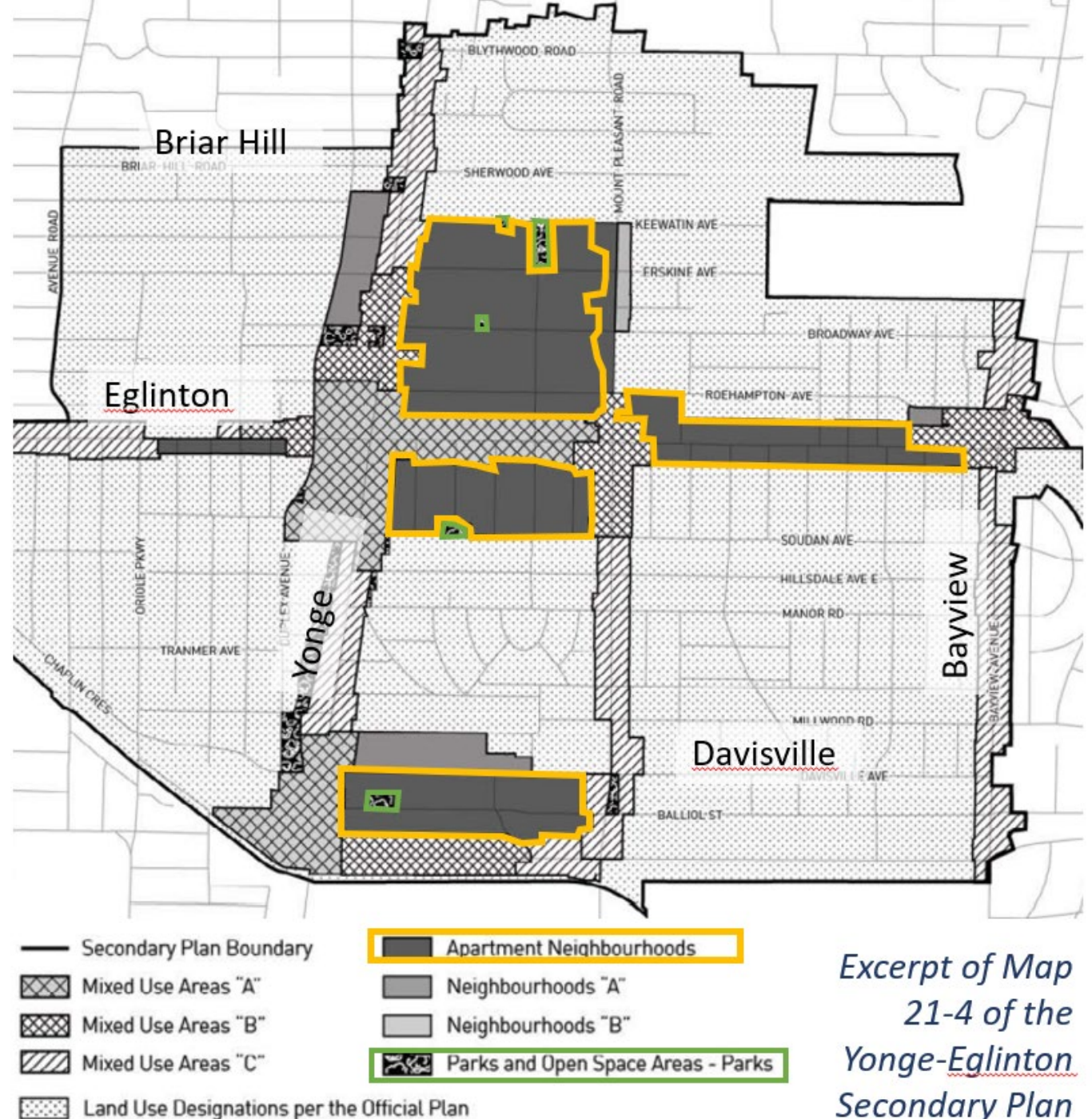
- The Yonge-Eglinton Secondary Plan is Amendment 405 (OPA 405) to the Official Plan - i.e. it is part of the Official Plan
- A Secondary Plan builds on, and adds more specificity to the Official Plan in areas that are experiencing or expecting growth
- In the event of a conflict, the policies of a Secondary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

Land Use

The Secondary Plan designates lands in this phase for use as follows:

Orange outline – *Apartment Neighbourhoods*

Green outline – *Parks and Open Space Areas – Parks*



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

Policies – *Apartment Neighbourhoods*

Official Plan

Areas made up of: (4.2)

- apartment buildings
- parks
- local institutions
- cultural and recreational facilities
- small scale retail, service and office uses serving the needs of area residents

Yonge-Eglinton Secondary Plan

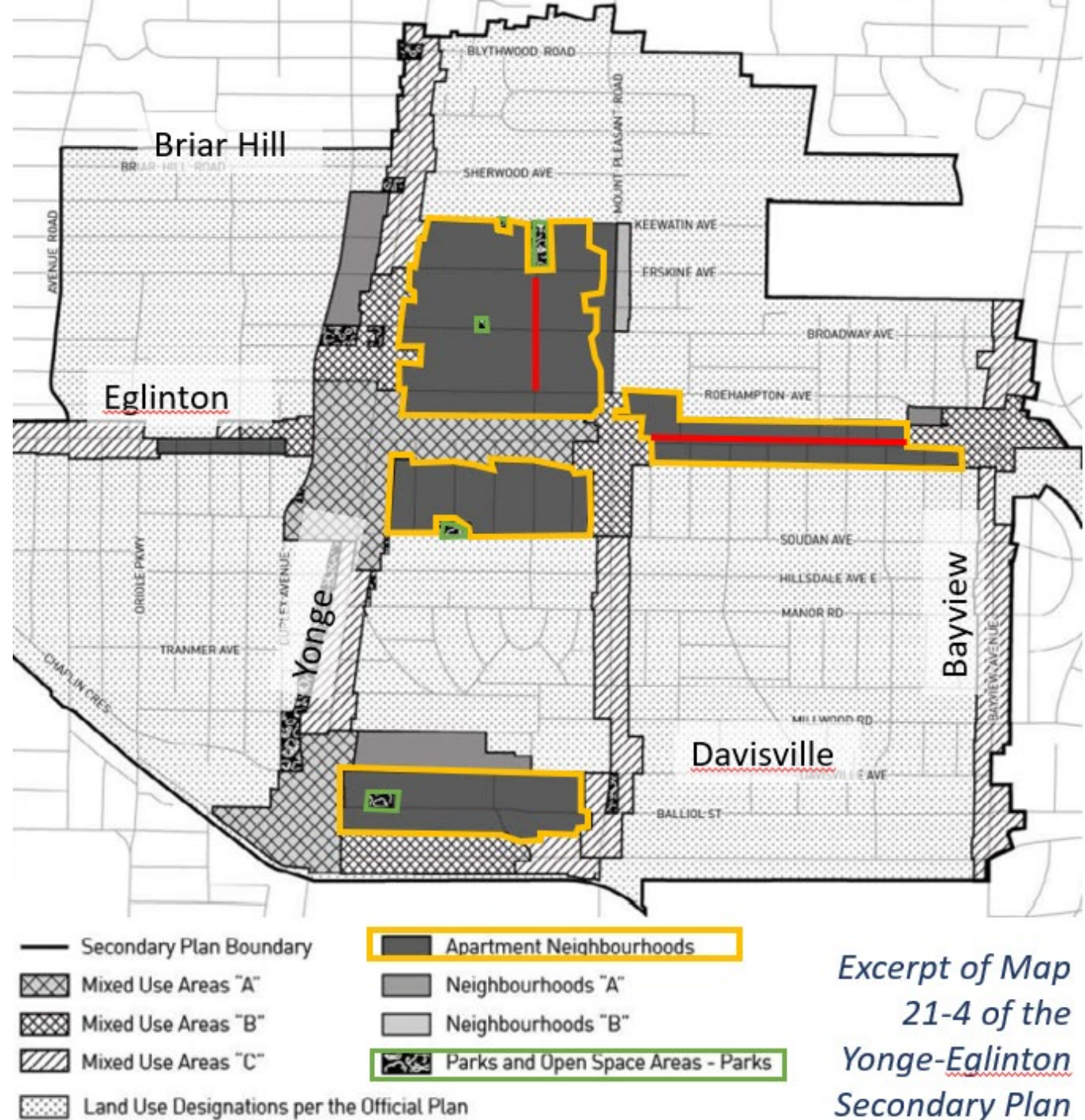
- Permits residential, local institutional, cultural uses (2.5.10)
- Small scale retail and service uses permitted on the first floor of buildings, and encouraged on Secondary Retail Streets (2.5.10)
- Minimize width of residential lobbies on ground floor (2.5.11)

Secondary Retail Streets

Secondary Plan policies: (2.6.2)

- encouraged to include retail and service uses
- ground floors designed to protect for future retail and service uses (e.g. minimum ground floor height)

Secondary Retail Streets (Map 21-5)



Character Areas

A3 Eglinton East

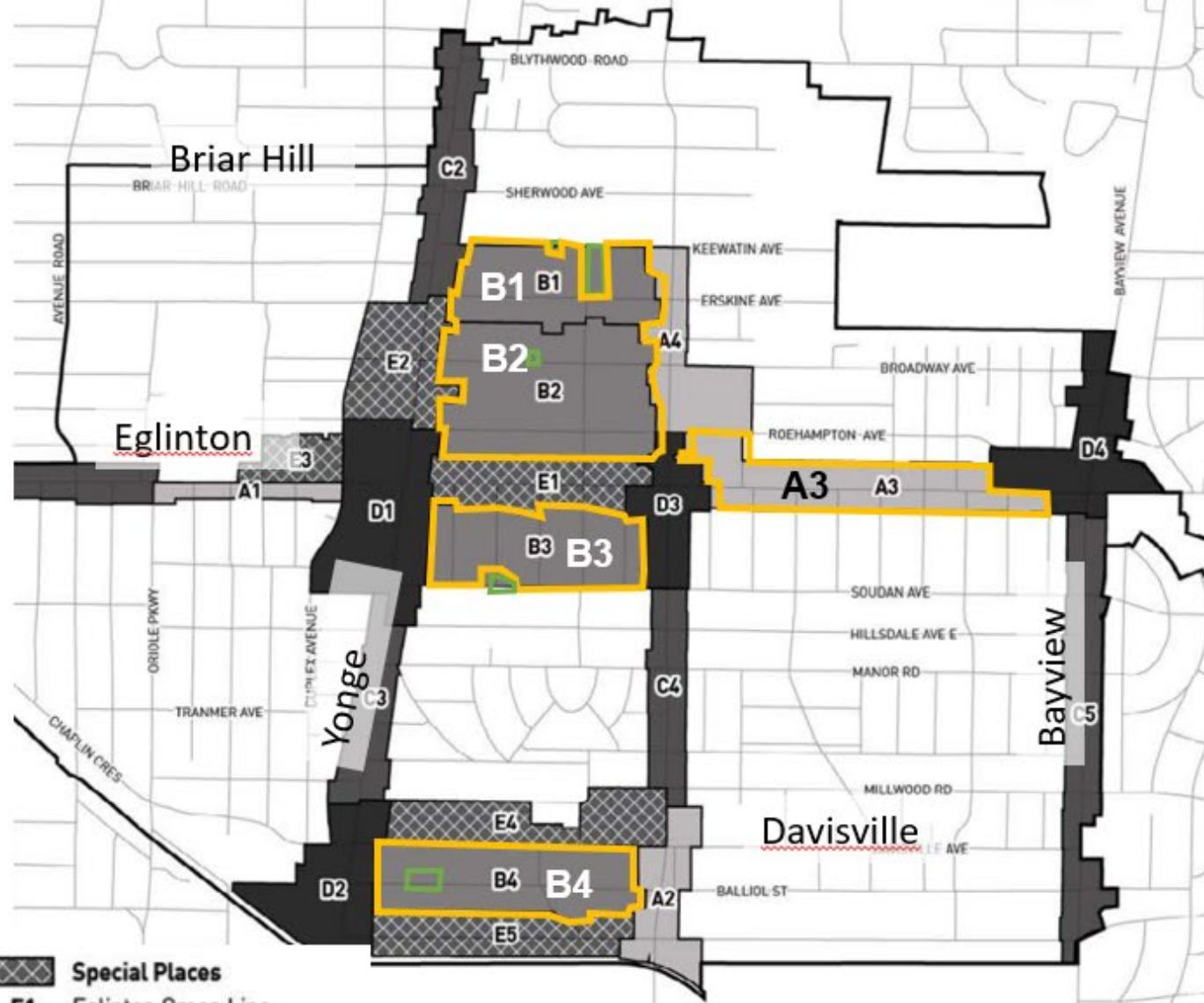
B1 Erskine and Keewatin

B2 Redpath Park Street Loop

B3 Soudan

B4 Davisville

	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		Cores
C2	Yonge Street North	D1	Yonge-Eglinton Crossroads
C3	Yonge Street South	D2	Davisville Station
C4	Mount Pleasant South	D3	Mount Pleasant Station
C5	Bayview-Leaside	D4	Bayview Focus Area

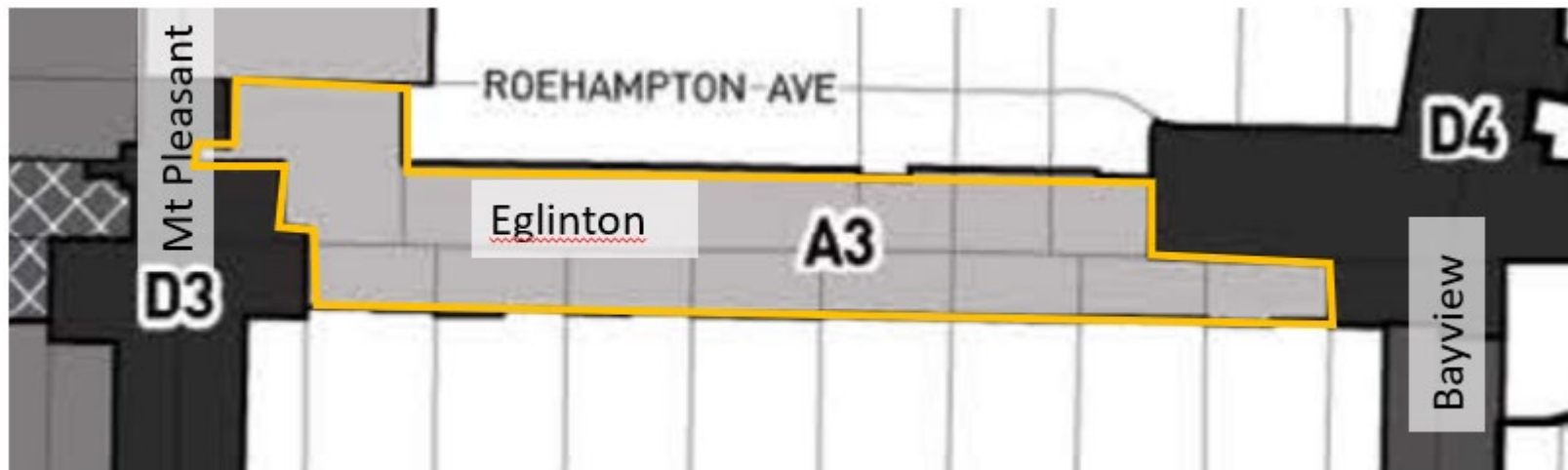


	Special Places
E1	Eglinton Green Line
E2	Montgomery Square
E3	Henning
E4	Davisville Community Street
E5	Merton Street

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

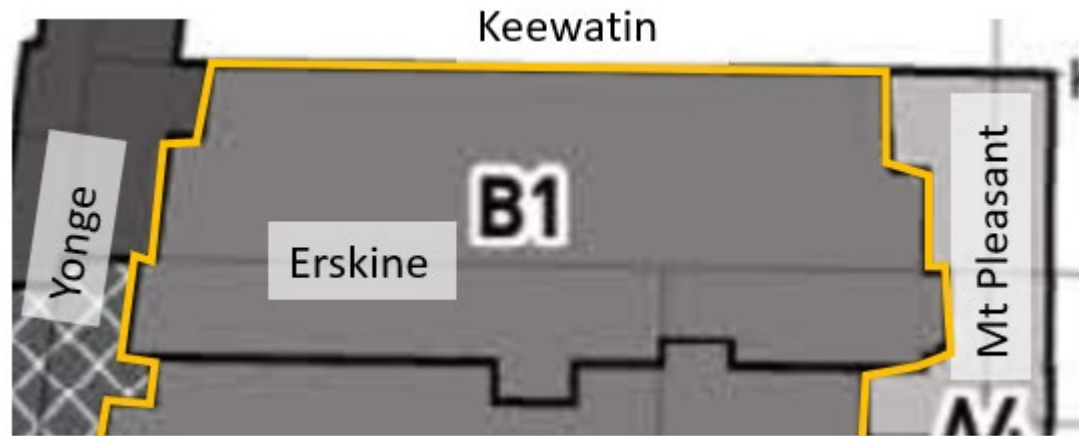
Secondary Plan – Character Areas

- **A3 - Eglinton East** (1.3.4.c)
 - mid-rise pavilion buildings and apartment towers, generously set back from streets and by open space. New buildings will enhance the character of the area as a green spine linking two transit stations



Secondary Plan – Character Areas

- **B1 – Erskine and Keewatin** (1.3.3.a)
 - stable residential area. Low- and mid-rise incremental infill development & interspersed tall buildings will predominate. Renew rental stock, improve amenities. Landscaped areas for use by residents & visitors.



Secondary Plan – Character Areas

- **B2 – Redpath Park Street Loop**

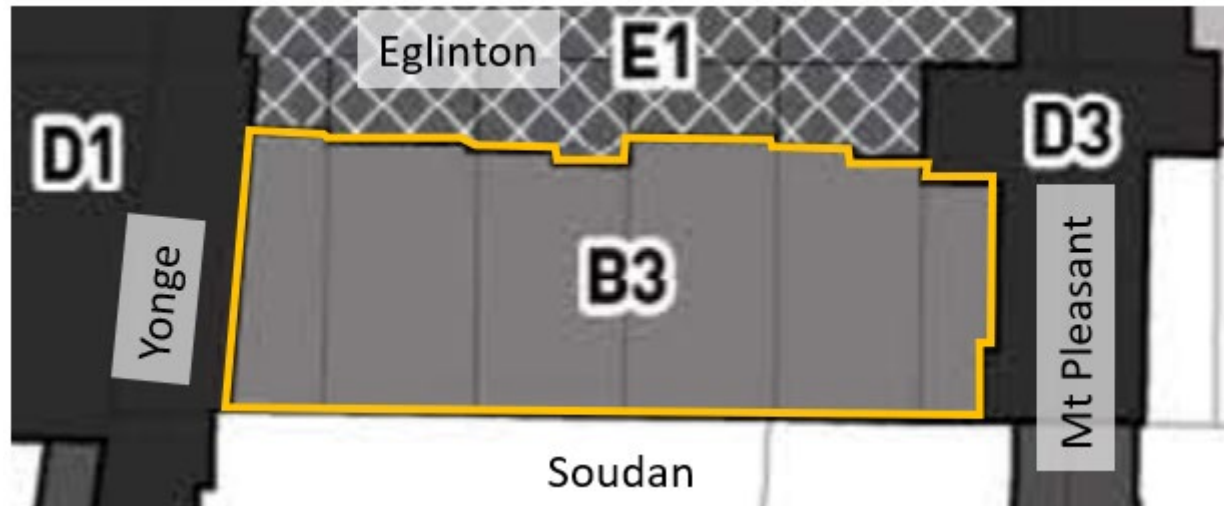
(1.3.3.b)

- dense but distinctly green. Variety of housing, incl towers. Development will complement the scale of walk-up apartment buildings, provide adequate sunlight and sky view. Heights of buildings will decrease from Yonge-Eglinton in all directions. Park Street Loop will be lush green promenade.



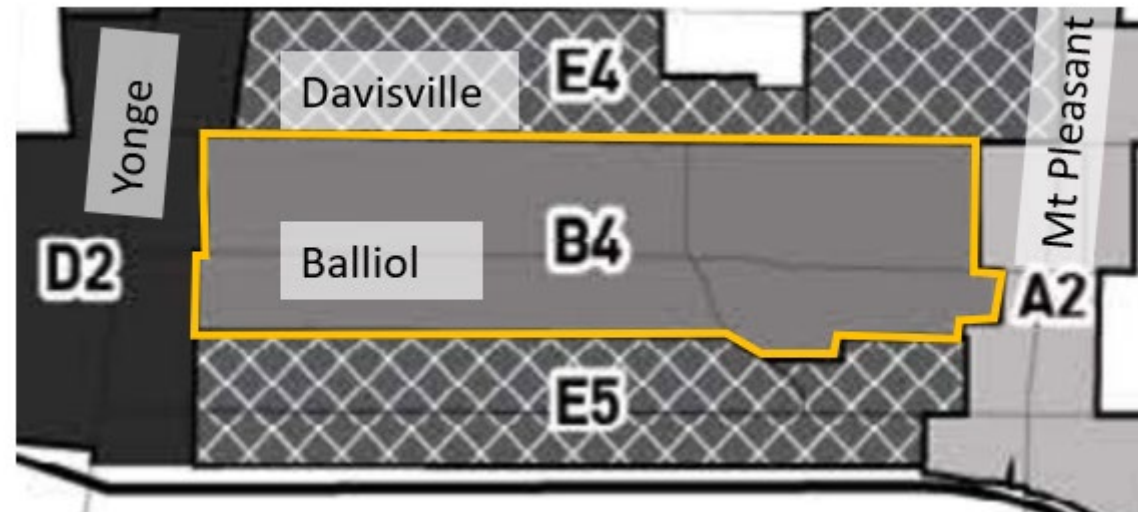
Secondary Plan – Character Areas

- **B3 – Soudan** (1.3.3.c)
 - apartment buildings of a consistent height located in an open space setting. Development will be compatible with this character, coupled with new mid-rise buildings and appropriate spacing between tall buildings. Series of parks along Soudan.



Secondary Plan – Character Areas

- **B4 – Davisville** (1.3.3.d)
 - tall buildings, mid-rise buildings and townhouses set within landscaped private spaces. New mid-rise buildings and tall buildings and will be compatible with area's physical character and support adequate sunlight and sky view.



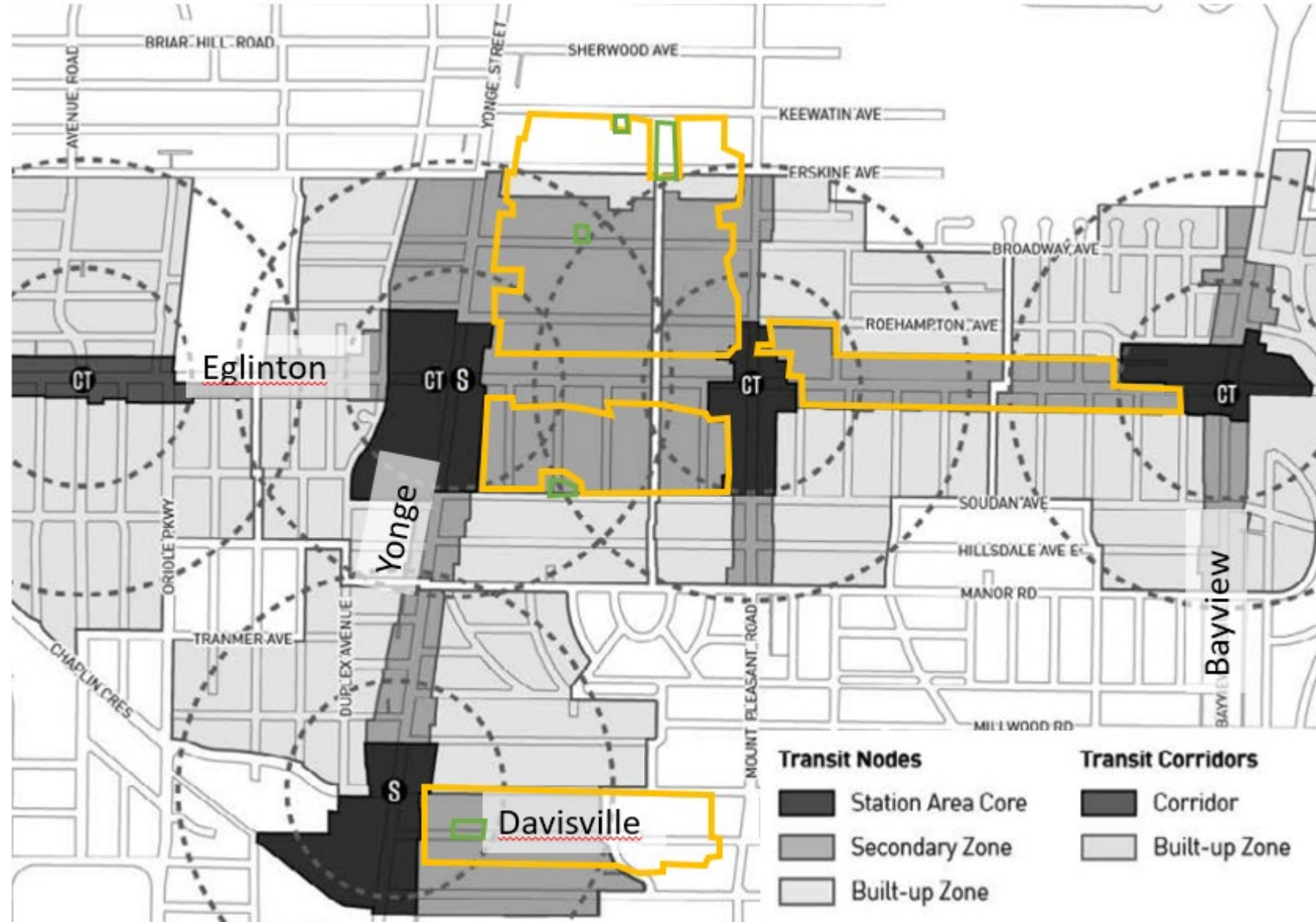
Major Transit Station Areas

- 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 2.0 for all applicable lands under consideration in this phase of rezoning

Midtown Transit Station Areas

Excerpt of Map
21-3 of the
Yonge-Eglinton
Secondary Plan

Areas within 250-500m of stations will be planned to accommodate higher density development (2.4.1)



Midtown Transit Station Areas

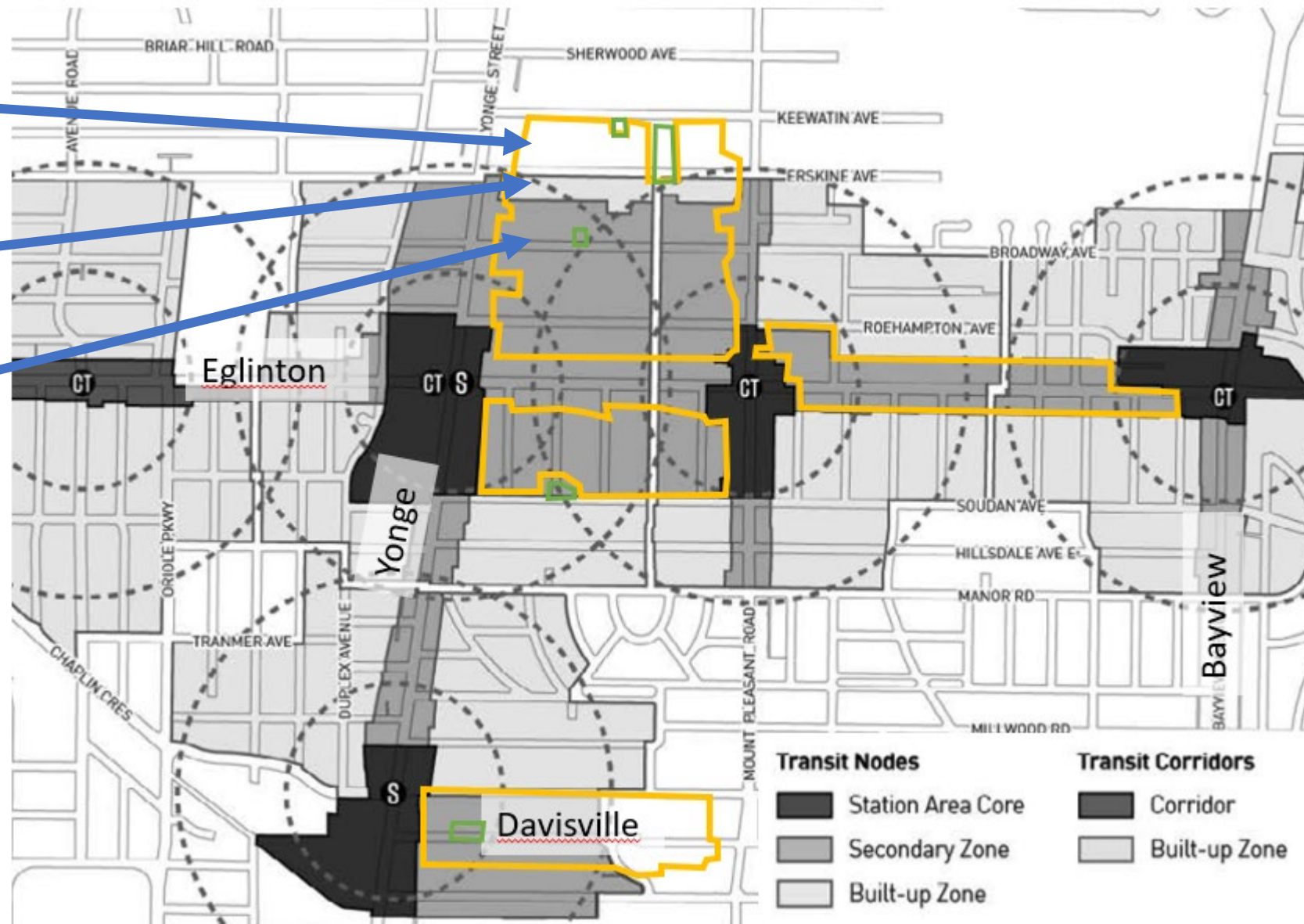
- **Secondary Zones** - Secondary Zone that supports transit-supportive development in a compact form. Intensity less than Cores. Transition down in height and scale to Built-up Zones (2.4.2)
- **Built-up Zones** - incremental infill development and redevelopment at low or modest intensity will be permitted where reasonable (2.4.3)

Midtown Transit Station Areas

Not in a Midtown
Transit Station Area

Built-Up Zone

Secondary Zone



Secondary Plan – Height

- Minimum height of 4 storeys throughout (5.4.1)
- Policies include anticipated height ranges (5.4.3)
 - Details on the following slides
- Heights to be determined for specific sites through City-initiated rezoning (5.4.3)

Height

A3 – Eglinton East

8-12 storeys

Except: within ~250m of
Mount Pleasant LRT station
15-20 storeys



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

100%

25-35 storeys

Decreasing height with distance from Yonge

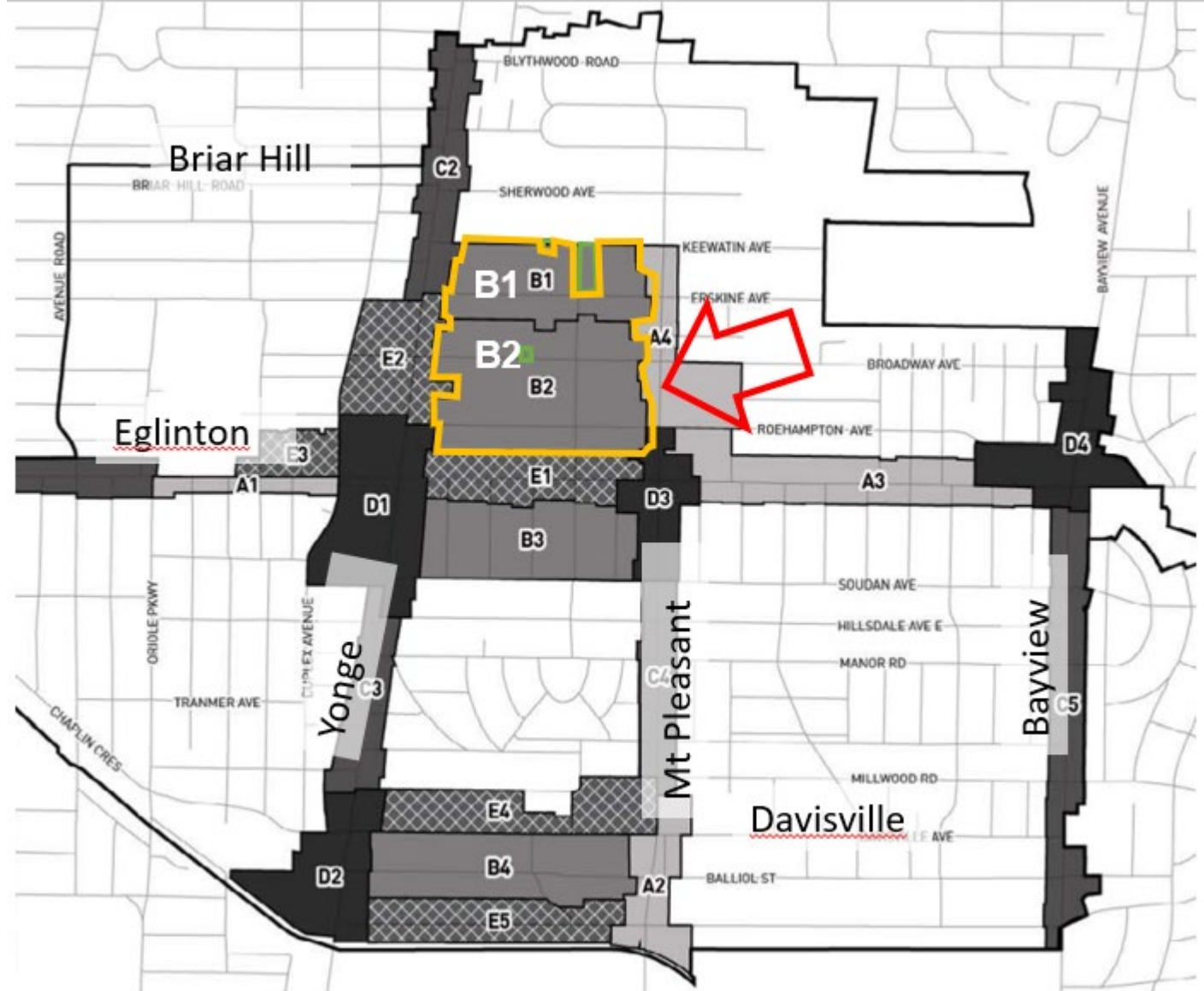


Provided for discussion and consultation only. The Official Plan and Secondary Plan must be read as a whole.

B2 – Redpath Park Street Loop

35-50 storeys

Tallest at south. Decreasing
south to north, and west to
east



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

Height

B3 – Soudan

20-35 storeys

Decreasing north to south,
and west to east



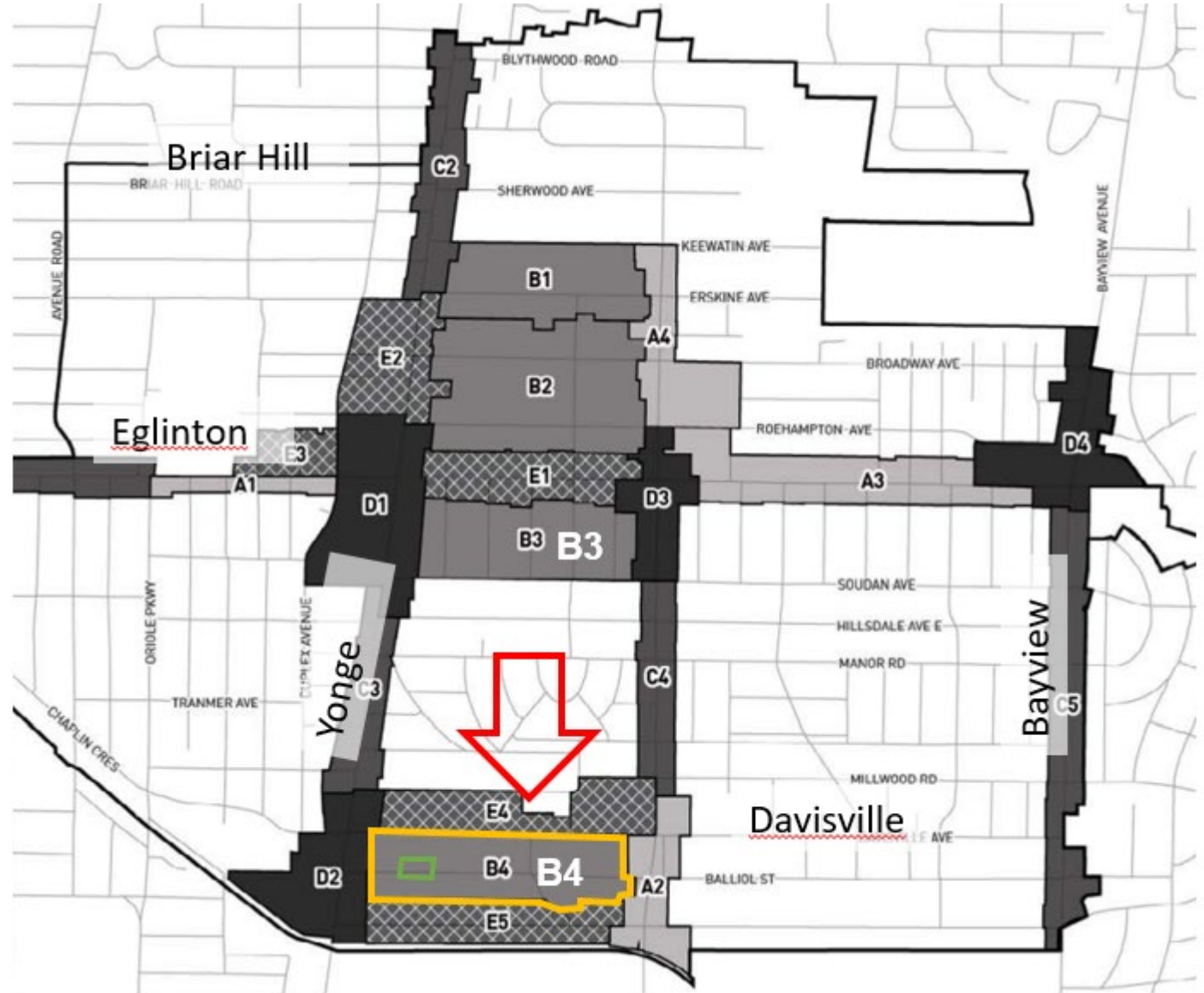
Excerpt of Map
21-2 of the
Yonge-Eglinton
Secondary Plan

Height

B4 – Davisville

25-40 storeys

Decreasing with distance
from Davisville station



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

Secondary Plan – Built Form Principles (5.1, 5.2)

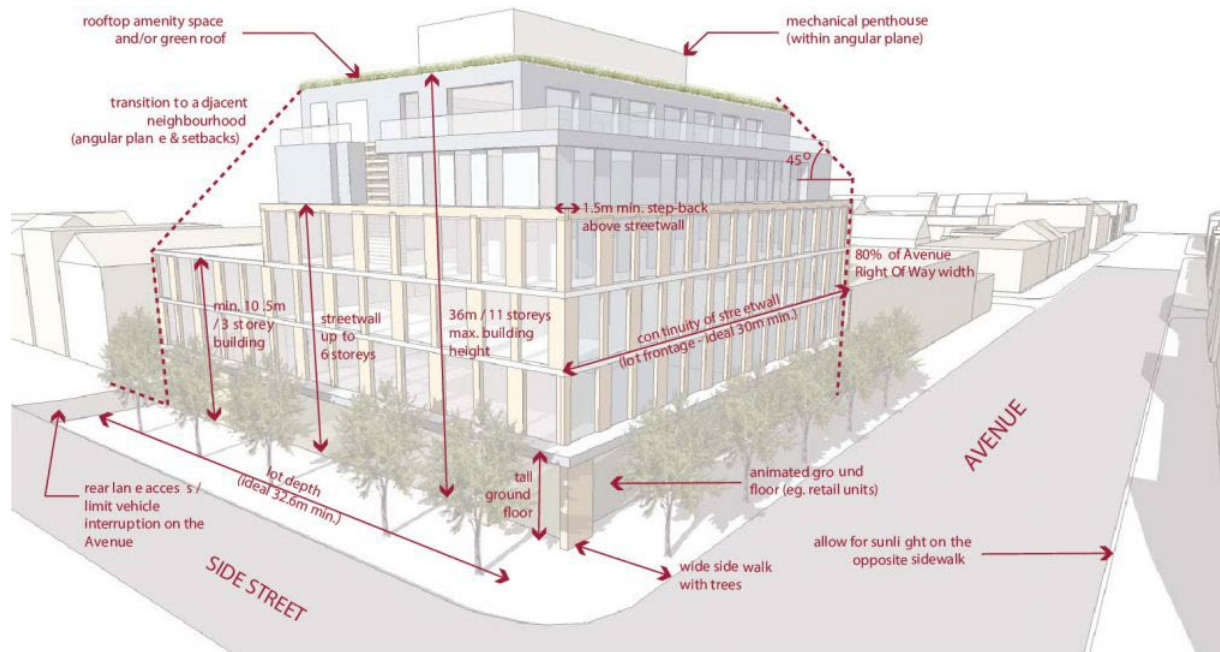
- Transition from *Apartment Neighbourhoods* to *Neighbourhoods* through a variety of context-appropriate approaches
- Provide appropriate spacing between tall buildings
- Mitigate cumulative impact of tall buildings – maintain adequate sky view, sunlight on streets, good wind conditions, etc
- Complement heritage resources

Secondary Plan – Built Form Policies

- *Apartment Neighbourhoods* will be set in a landscaped setting and provide appropriate setbacks buildings will have horizontal and vertical articulation (5.3.6)
- identified setbacks will contain soft landscaping (5.3.11)
- direct driveway access to individual units are not permitted (5.3.13)

Official Plan Building Types

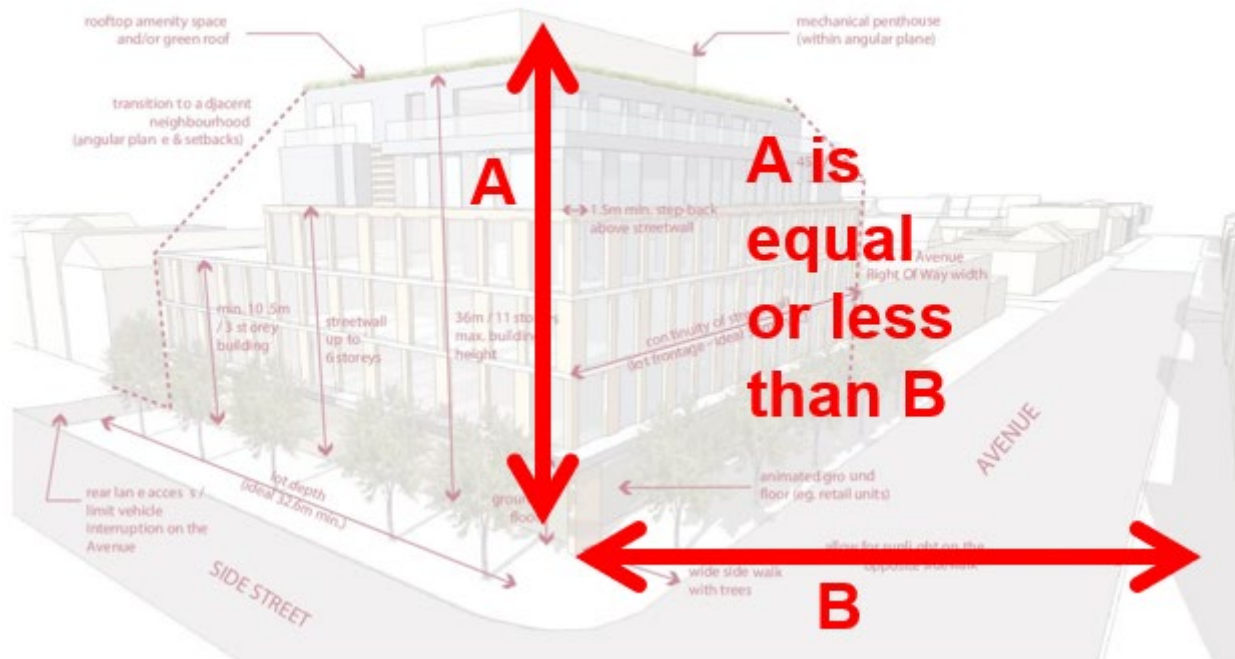
Mid-rise Building



- Heights generally no taller than width of the right-of-way building fronts onto (3.1.4.4.a)
- Step-back generally at 80% of right-of-way width (3.1.4.4.b)
- Allow for daylight and privacy on occupied ground floor units by providing appropriate facing distances, heights, angular planes, step-backs (3.1.4.4.c)

Official Plan Building Types

Mid-rise Building



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- Allow for daylight and privacy on occupied ground floor units by providing appropriate facing distances, heights, angular planes, step-backs (3.1.4.4.c)

Official Plan Building Types

- taller than right-of-way is wide (3.1.4.7)
- 3 parts – base, tower, and top (3.1.4.8)
- base active, grade-related uses, and reinforce good street proportion (3.1.4.9)
- tower should limit impacts on public realm, maximize access to sunlight and open sky views, limit pedestrian wind impacts, provide access to daylight and privacy inside the tower (3.1.4.10. 3.1.4.11)

Tall Building



- Top



- Tower

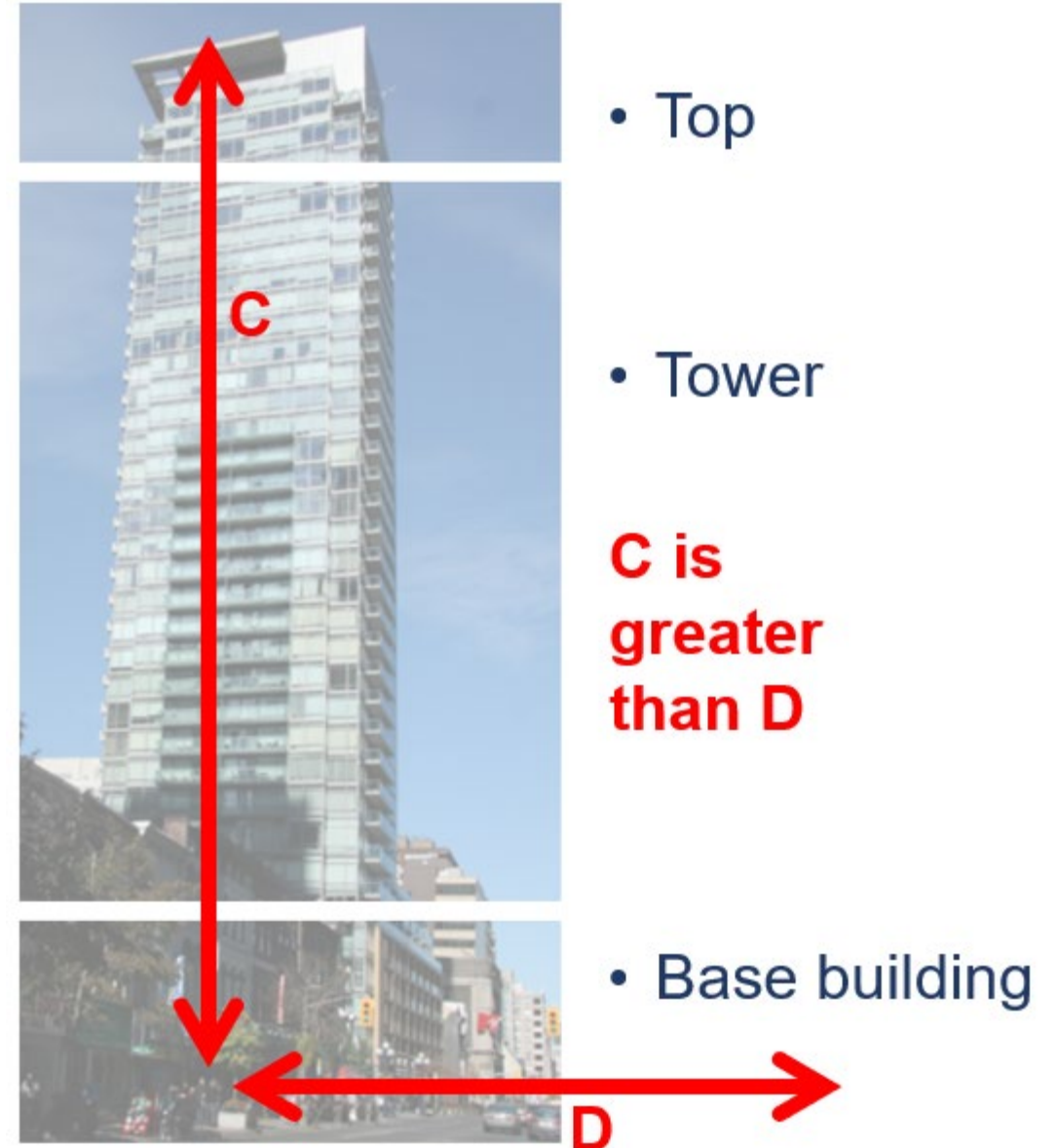


- Base building

Official Plan Building Types

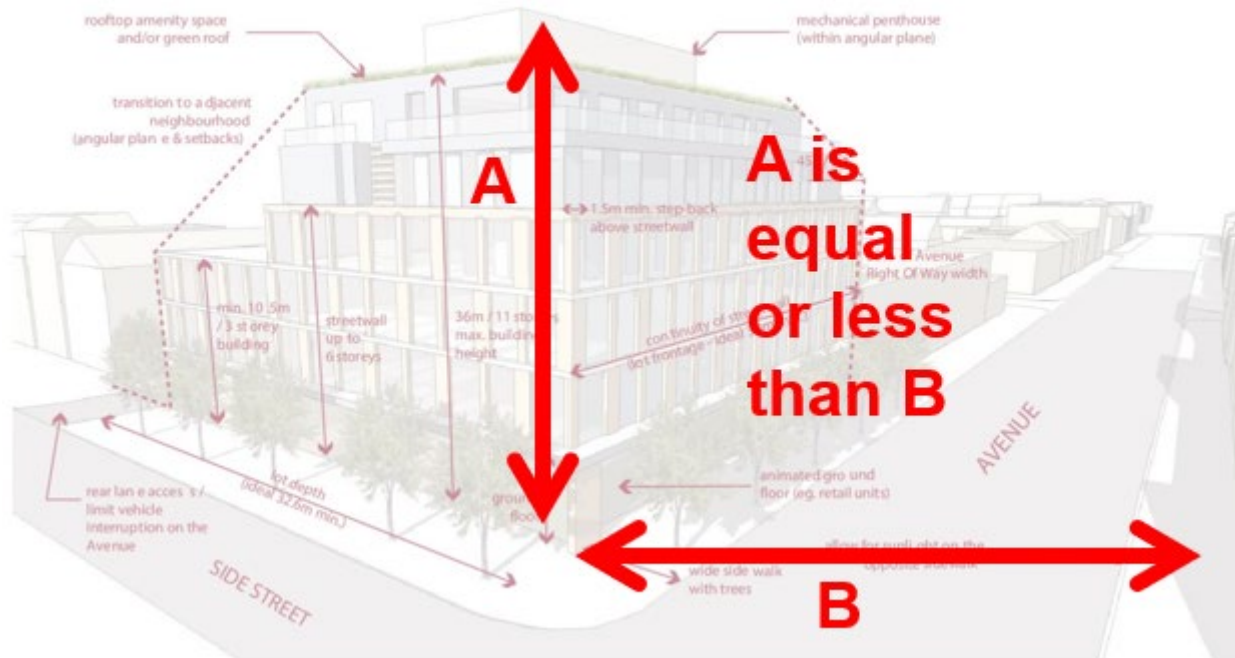
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Tall Building

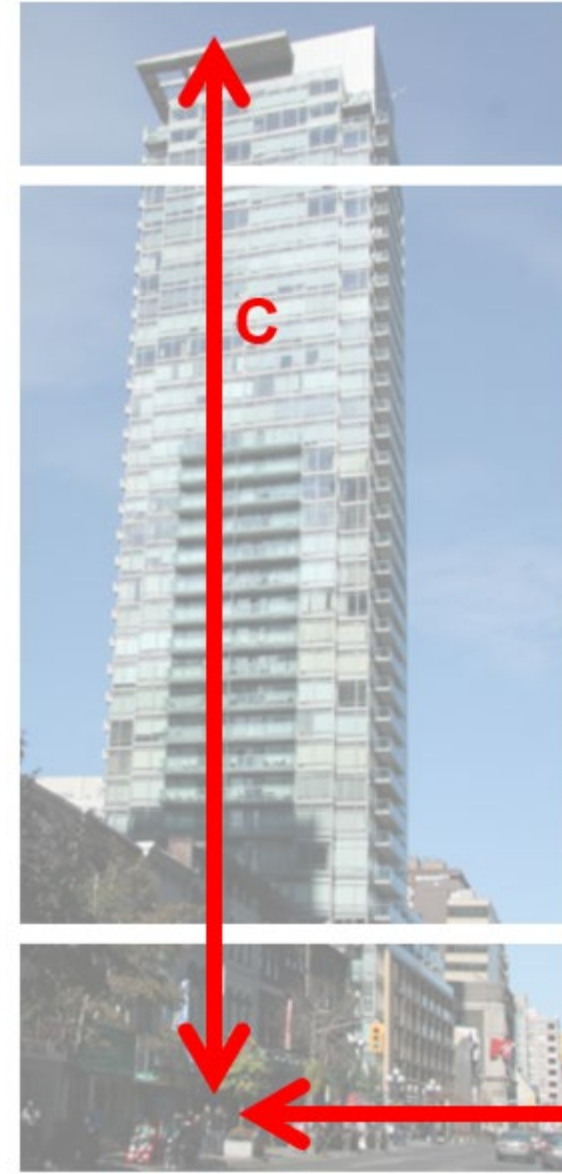


Official Plan Building Types

Mid-rise Building



Tall Building



- Top

- Tower

C is greater than D

- Base building

Secondary Plan Policies

Built Form – Mid-rise Buildings

- Stepback above 6th storey in these areas (5.3.19)
- Additional stepback above 7th storey in Eglinton East (5.3.22)
- Step down in heights where abutting *Neighbourhoods* (5.3.26)

Secondary Plan Policies Built Form – Tall Buildings

- Maximum height of base building is 4 storeys (5.3.34.a)
- Balconies must be included within required stepbacks (5.3.39)
- Maximum 750m² tower floor plate (5.3.41)
- Minimum separation distance between towers to be specified in zoning by-law (5.3.45)

Secondary Plan Policies

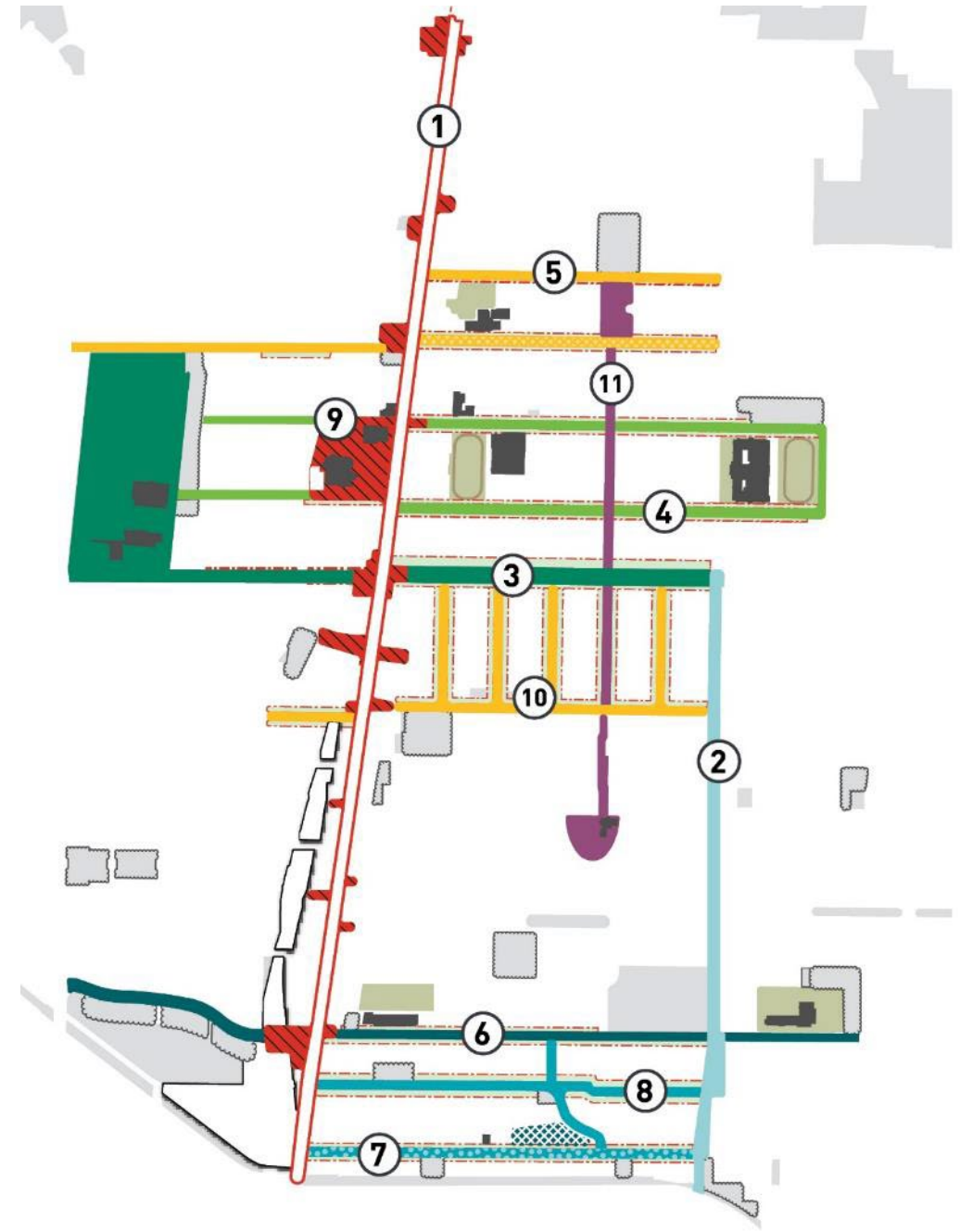
Built Form – Tall Buildings

- Where an existing 11+ storey building is demolished in its entirety for redevelopment, a Context Plan is required. Site and building design will provide and/or protect for new connections, such as streets and laneways (5.3.57)

Secondary Plan Public Realm Policies (3.2)

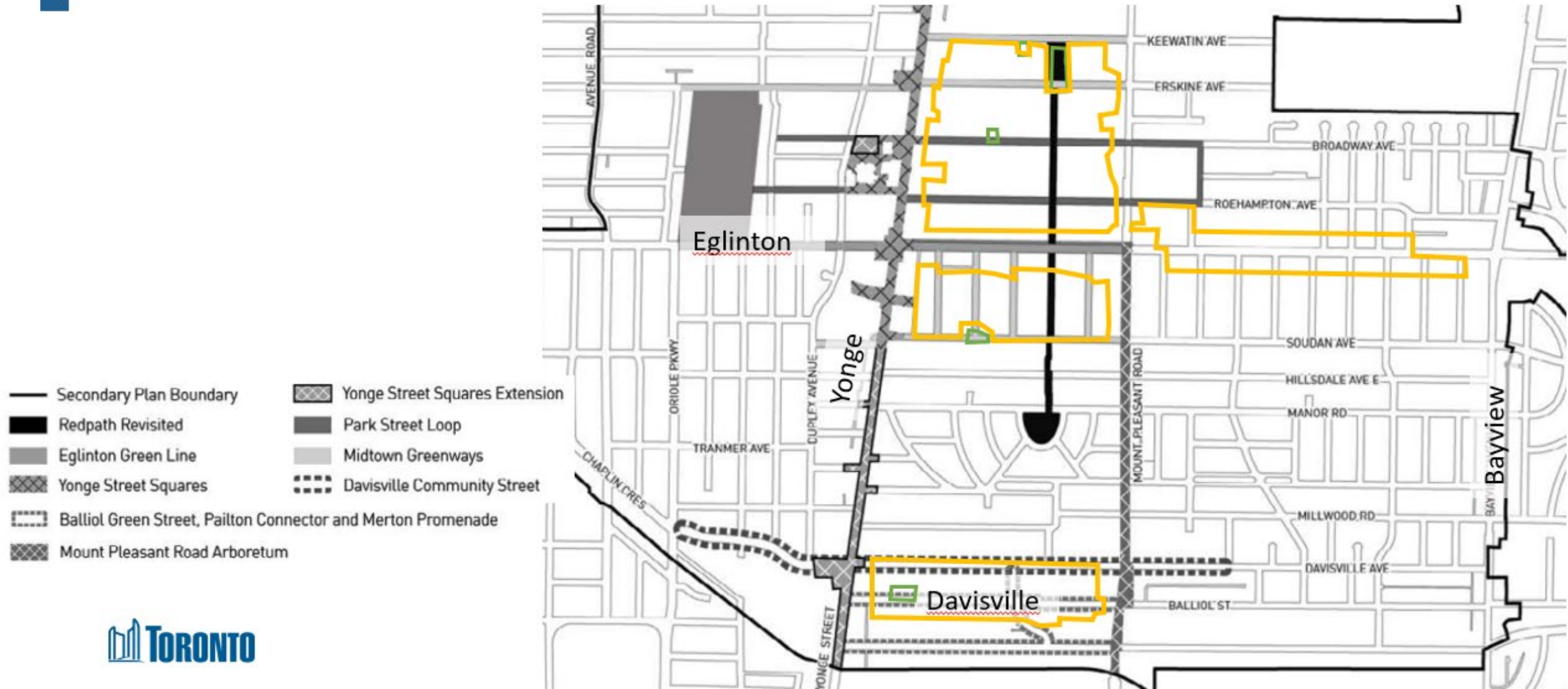
Public Realm policies include:

- Midtown Public Realm Moves (e.g. greenways, squares)
- Building setbacks to provide greening opportunities
- Soil depth to support large trees



Secondary Plan Public Realm Policies

Excerpt of Map
21-3 of the
Yonge-Eglinton
Secondary Plan



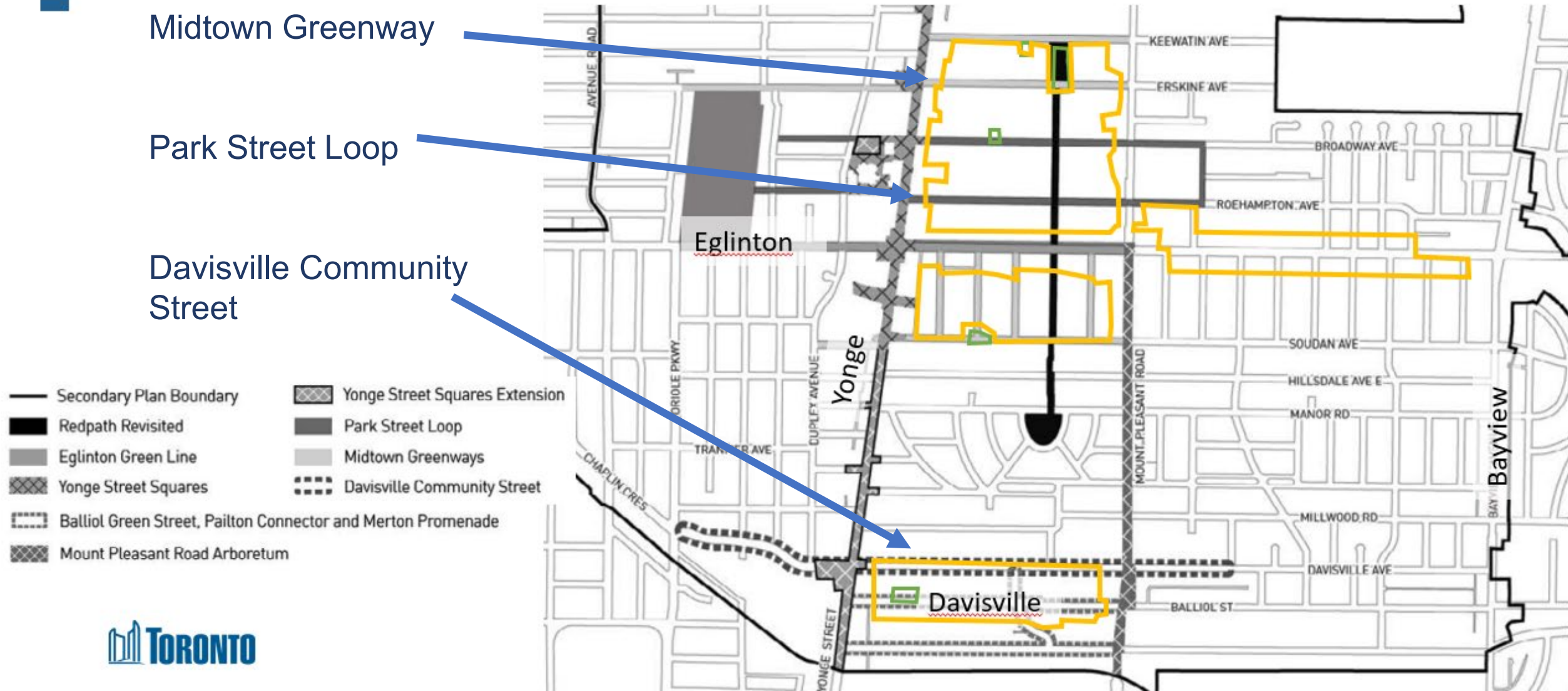
Secondary Plan Public Realm Policies

Excerpt of Map
21-3 of the
Yonge-Eglinton
Secondary Plan

Midtown Greenway

Park Street Loop

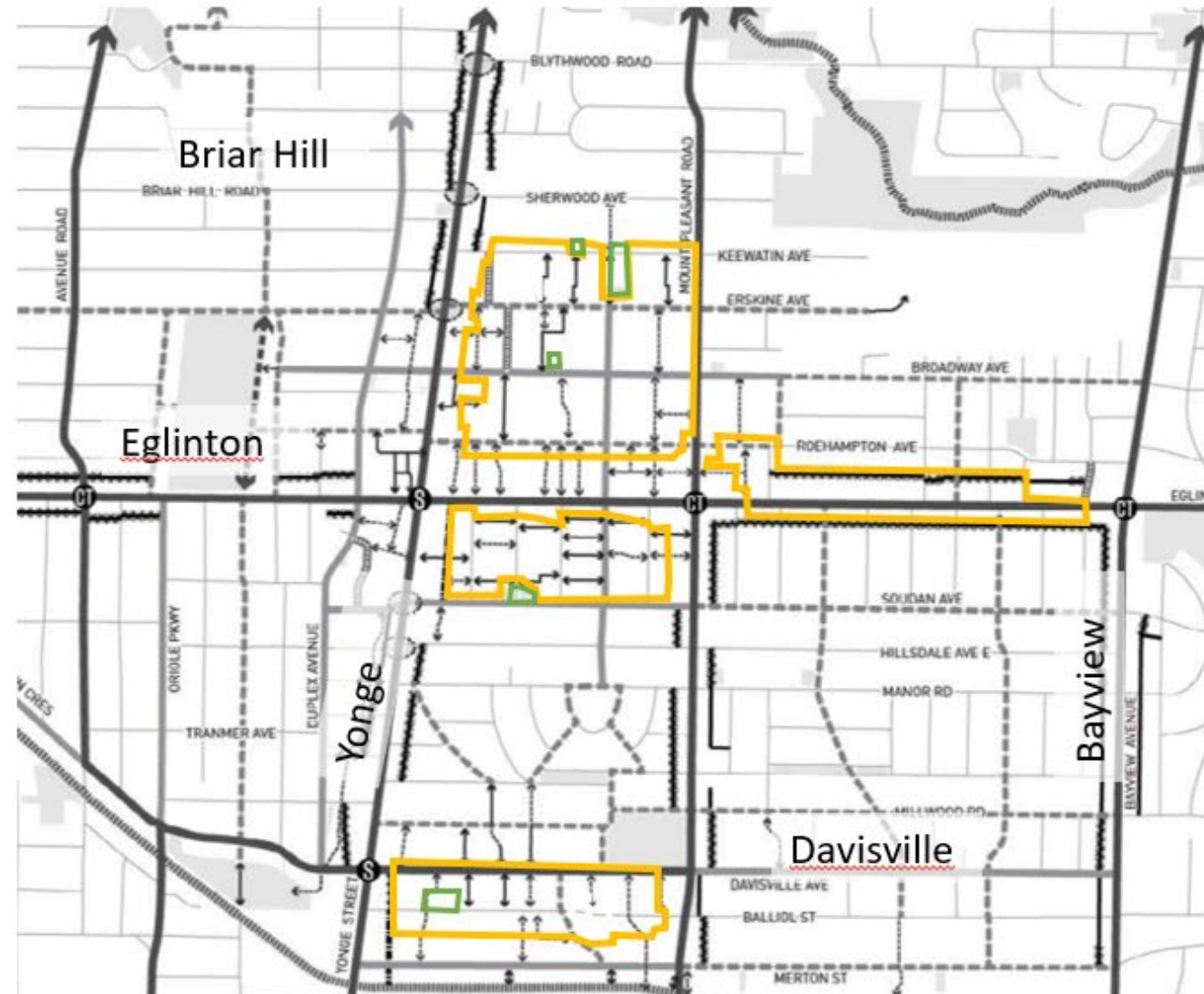
Davisville Community
Street



Secondary Plan – Mobility

- New public streets will be considered as part of redevelopment (4.6)
- Potential new laneways - vehicle access must be from side streets or laneways where they exist (4.8, 4.9)
- Potential midblock connections - minimum 3m width
Connections through buildings - minimum 6m clearance (4.13 – 4.17)

Secondary Plan – Mobility



- ↔ Major Street
- ↔ Primary Street
- Priority Local Street
- |||| New Local Public Street

- Existing Laneway
- - - Laneway Requiring Improvement
- |||| New Laneway

- ↔ Existing Midblock Connection
- New Midblock Connection (Conceptual)
- ↔ Existing Multi-Use Trails
- ↔ New/Reconfigured Multi-Use Trails

- Proposed Street Realignment
- S Subway Station
- Ⓜ Eglinton Crosstown Station



Provided for discussion and consultation only. The Official Plan and Secondary Plan must be read as a whole.

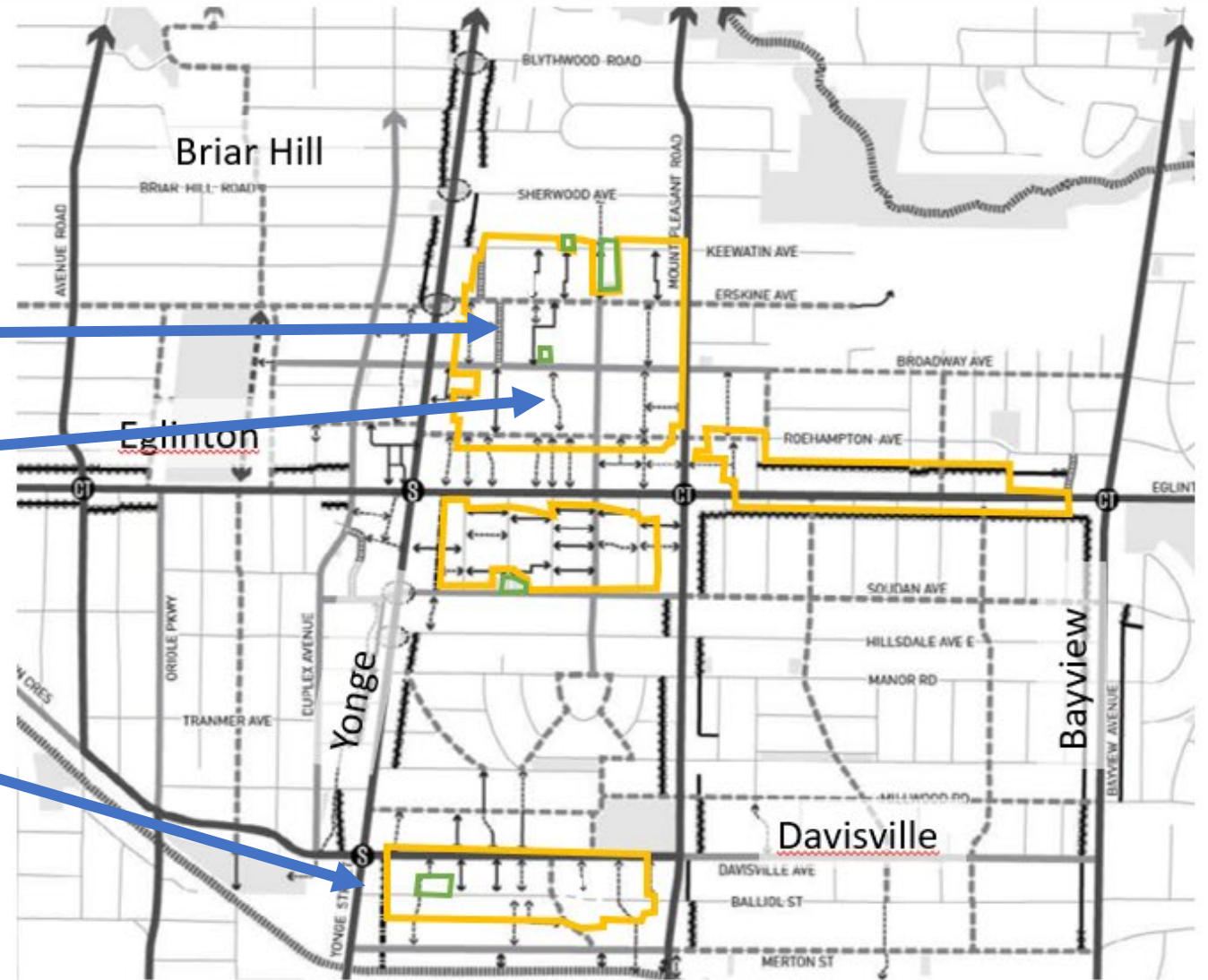
Excerpt of Map
21-2 of the
Yonge-Eglinton
Secondary Plan

Secondary Plan – Mobility

New street

New mid-block connection

New laneway



- ↔ Major Street
- ↔ Primary Street
- Priority Local Street
- |||| New Local Public Street

- Existing Laneway
- Laneway Requiring Improvement
- |||| New Laneway

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

Secondary Plan – Other Applicable Policies

- Maximum size of retail stores (2.6.3)
- Reduce impact of vehicles (3.1.7, 3.1.8)
- Heritage conservation policies (5.2)
- Housing: minimum proportion of units with 2, 3 or more bedrooms (7.1)



Zoning Today

Zoning Today

- Most lands are part of City of Toronto by-law 569-2013
 - This by-law is available online to review
- Some lands regulated by by-laws of former municipalities
 - These by-laws remain in place for a variety of reasons, including legacy development approvals, and sometimes issues with conforming to the current policy framework

Zoning Today

“R” label - Residential Zone

Permitted residential building types:

- detached house
- semi-detached house
- townhouse
- duplex, triplex, fourplex
- apartment building

Zoning Today

“CR” label - Commercial Residential Zone

Permits:

- Wide variety of commercial and retail uses
- Residential units in apartment buildings or mixed use buildings

Zoning Today

“O” label - Open Space

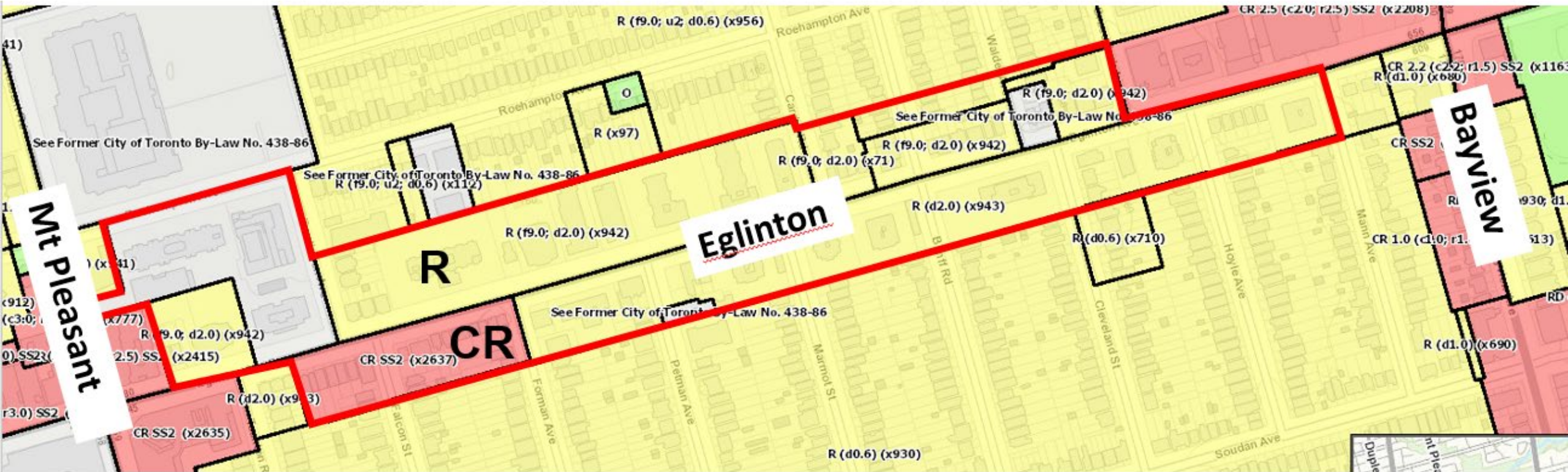
- Permits a variety of open space uses, including natural areas, parks, recreation uses, etc.
- Does not permit development - except in limited circumstances in OR zones, such as museums or buildings for recreational uses

Zoning Today

R zone

CR zone

Former municipality by-law



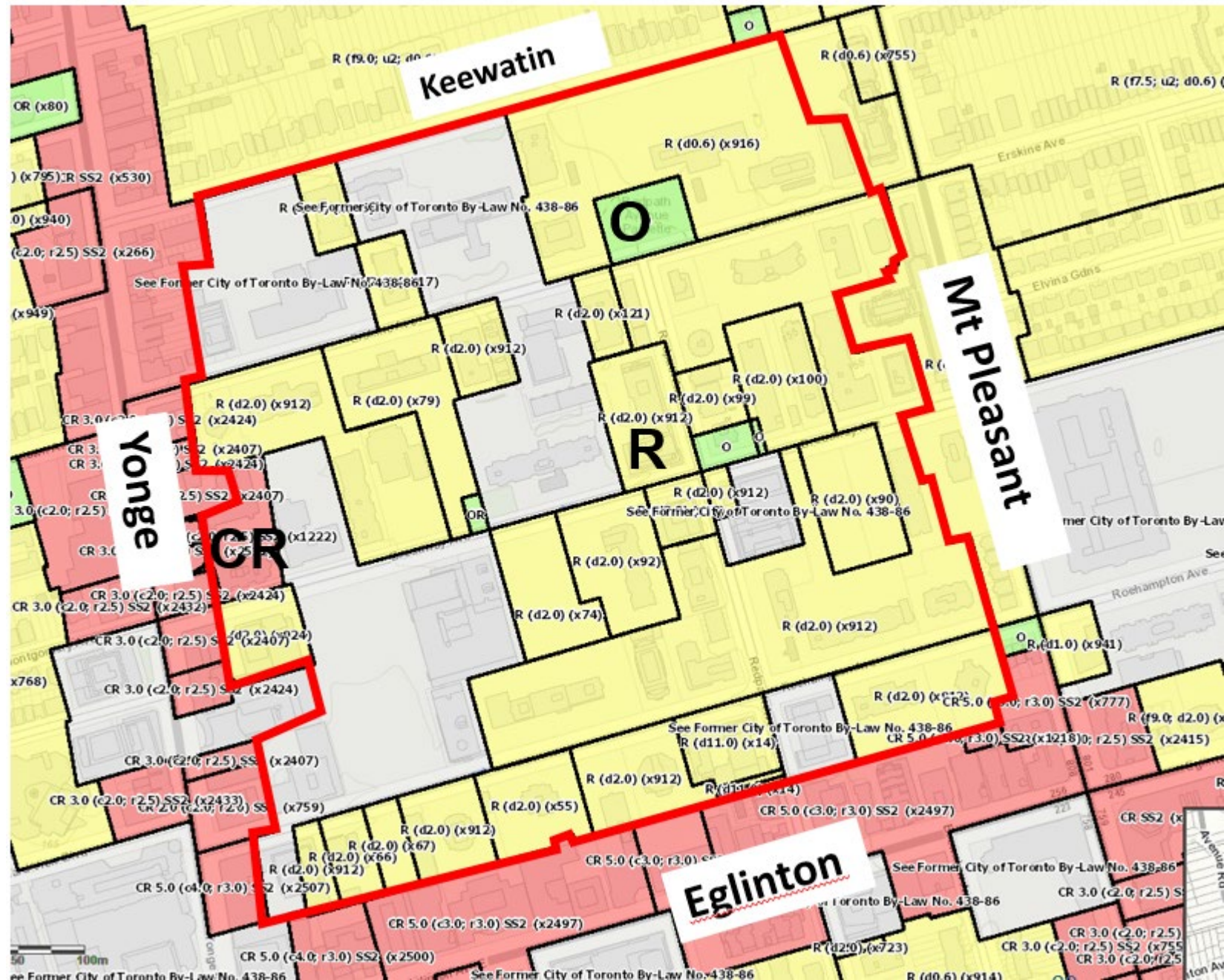
Zoning Today

R zone

CR zone

O zone

Former municipality
by-law



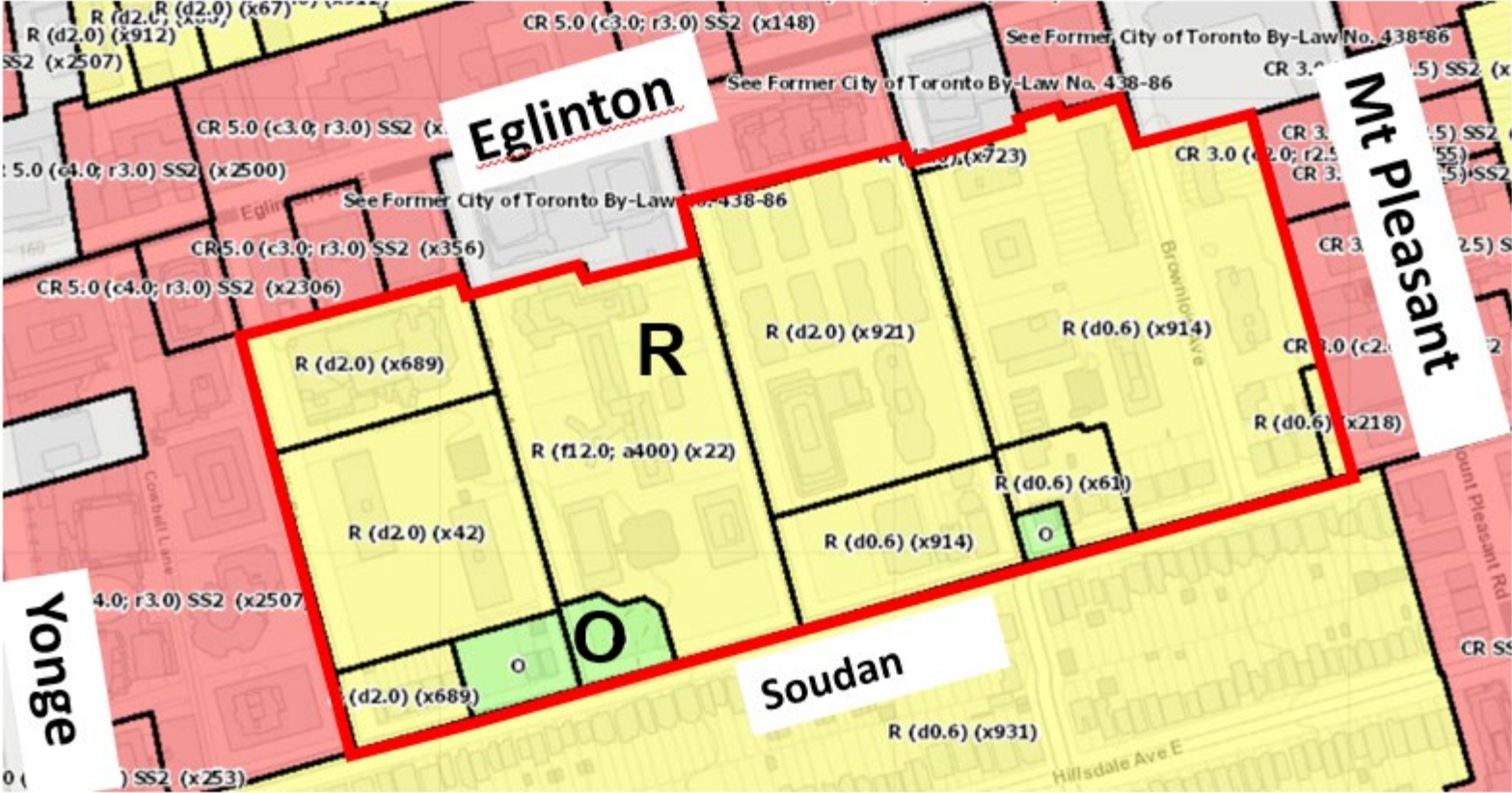
100%

R zone

CR zone

O zone

Former municipality by-law



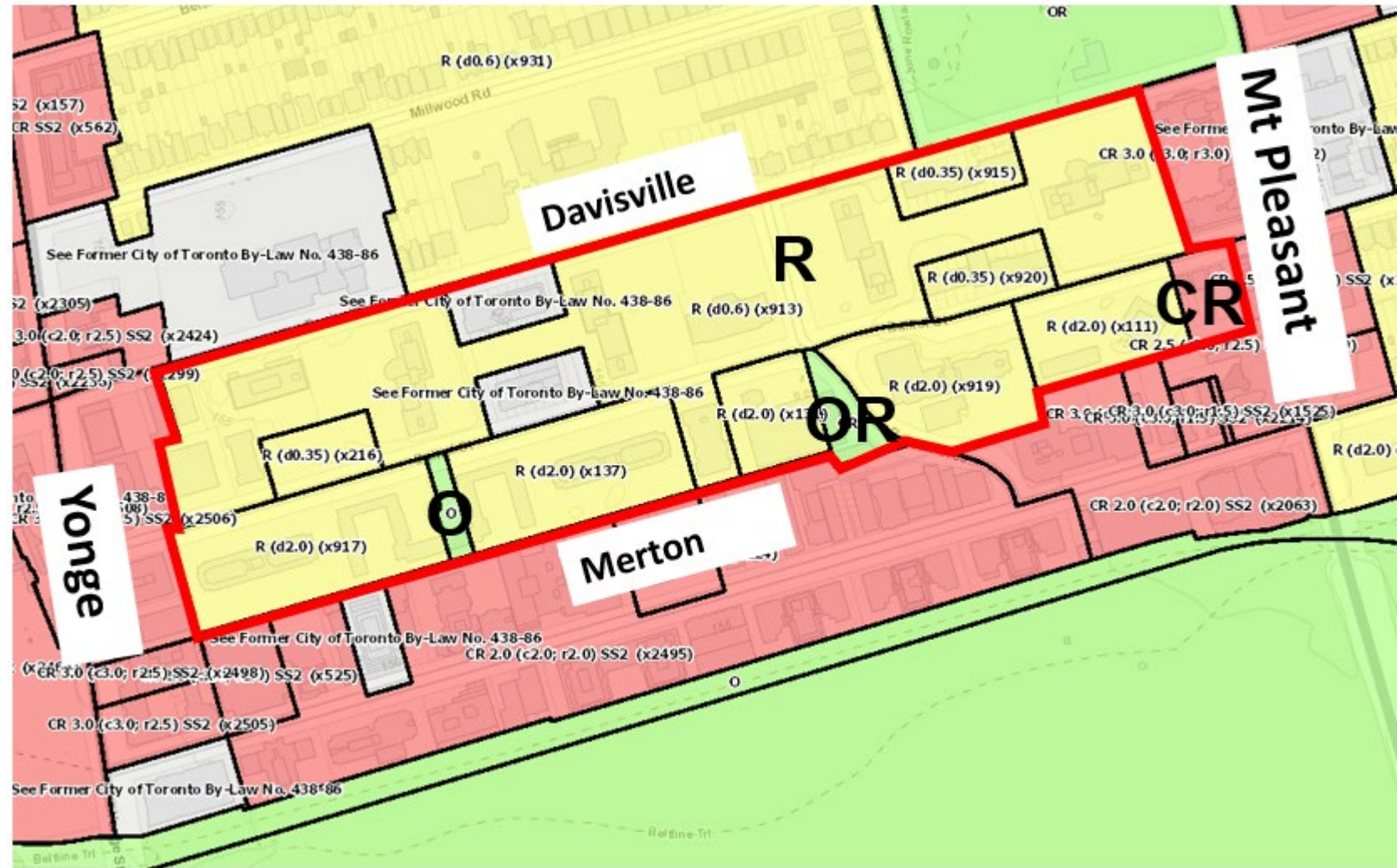
Zoning Today

R zone

CR zone

O, OR zone

Former municipality
by-law





Proposed Changes to Zoning

Proposed Changes

- Adding a minimum height of 4 storeys throughout
- Setting maximum heights through interpretation of the Plan's policies and height guidance to achieve appropriate built form
 - Exact heights for sites, within these ranges, will be included in a future draft by-law

Proposed Change: Maximum Height

Eglinton East (A3):

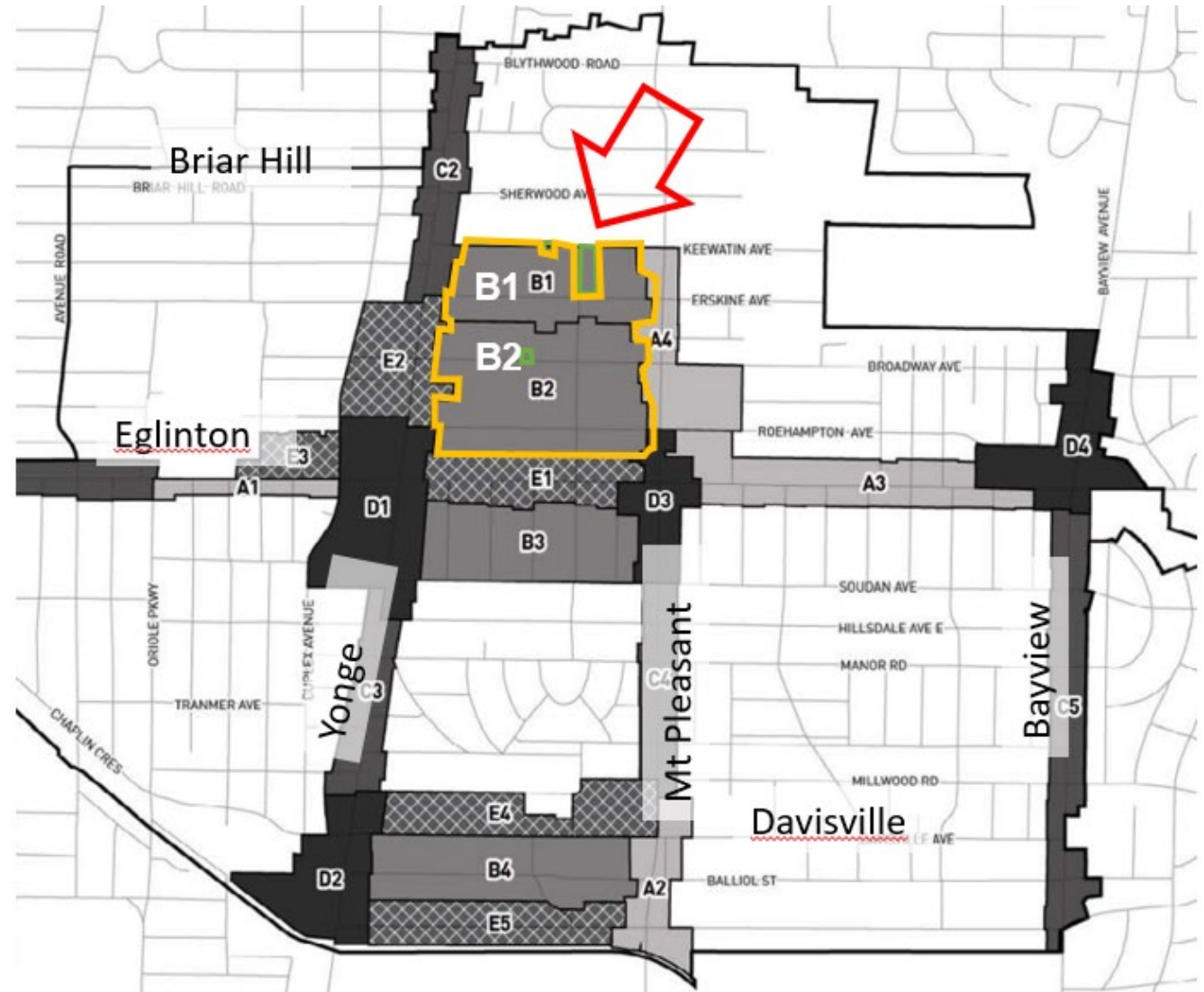
- 8-12 storeys
- Exception: lands within approx. 250m of the Mount Pleasant LRT Station, within which heights of 15-20 storeys will be permitted



Proposed Change: Maximum Height

Erskine and Keewatin (B1):

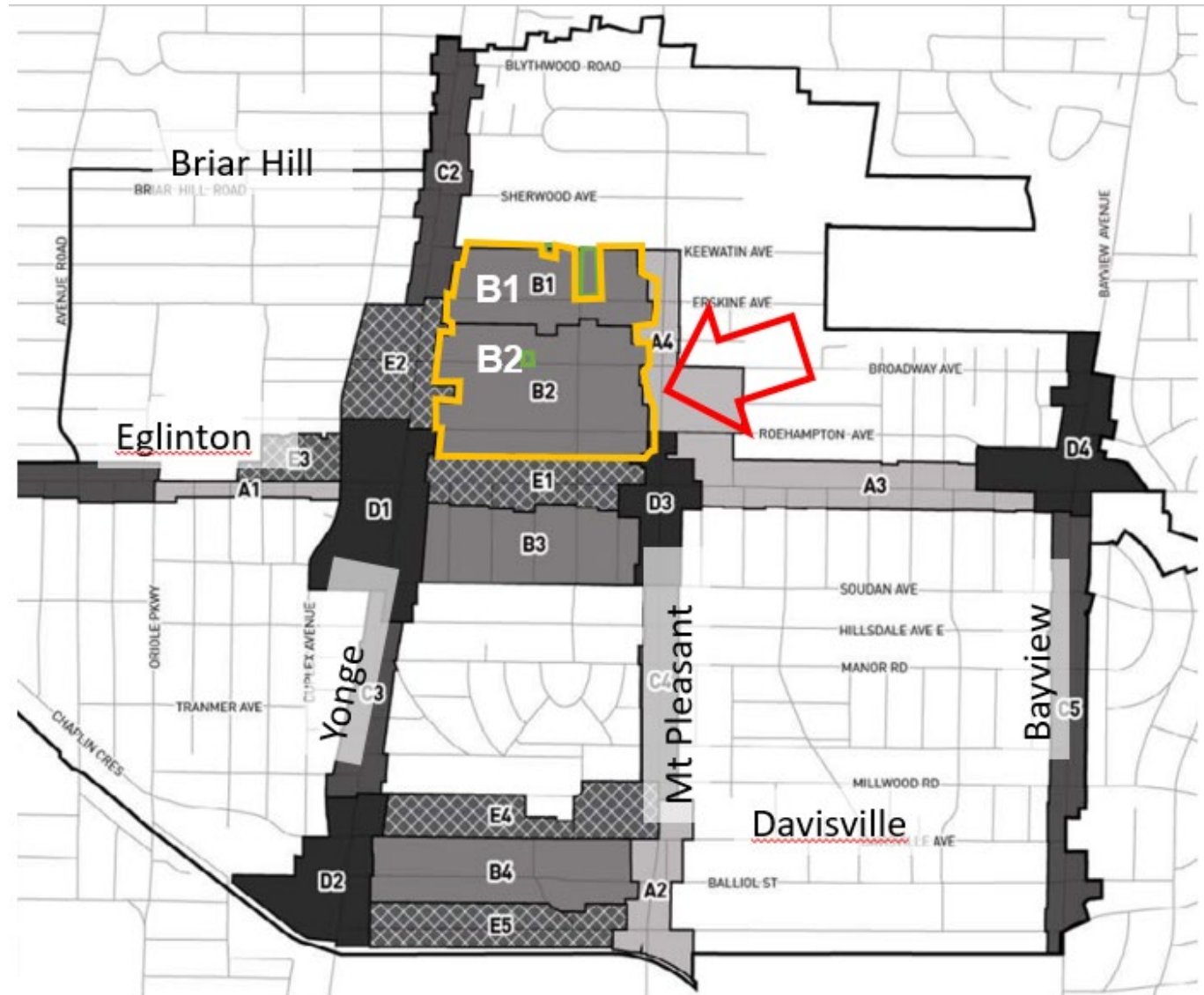
- 25-35 storeys
- 12-18 storeys along the south side of Keewatin, generally decreasing west to east with increasing distance from Yonge Street



Proposed Change: Maximum Height

Redpath Park Street Loop (B2):

- 35 to 50 storeys
- tallest buildings along the south side of Roehampton
- heights generally decreasing from south to north, and from west to east



Proposed Change: Maximum Height

Soudan (B3):

- 20 to 35 storeys
- heights generally decreasing from north to south, and from west to east



Proposed Change: Maximum Height

Davisville (B4):

- 20 to 40 storeys
- heights generally decreasing with increasing distance from the Davisville subway station



Proposed Change: Minimum FSI

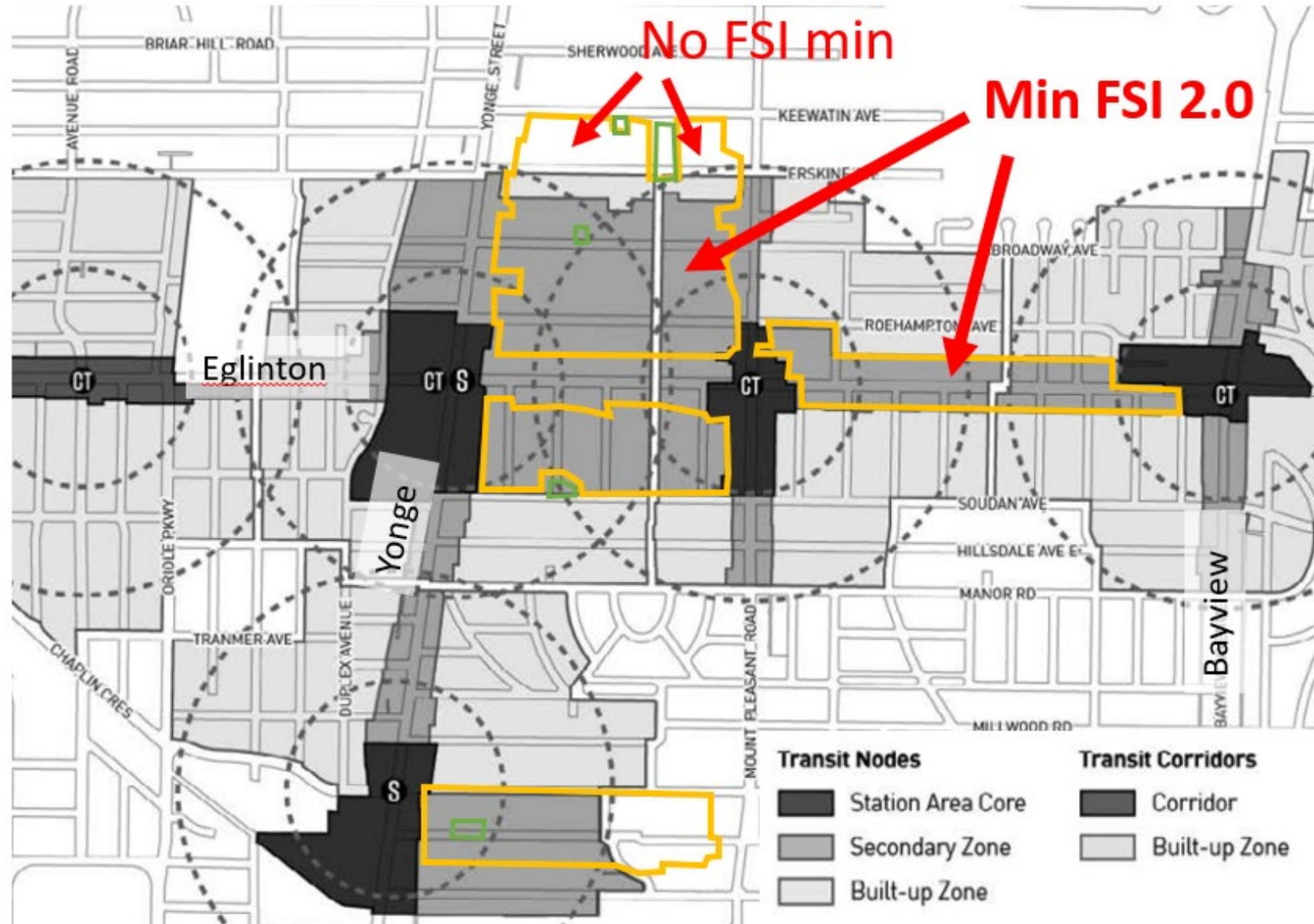
- Setting a minimum Floor Space Index of 2.0 in the following Character Areas of the Plan:
 - Eglinton East
 - Portions of Erskine and Keewatin
 - Redpath Park Street Loop
 - Soudan
 - Portions of Davisville

Midtown Transit Station Areas

Excerpt of Map
21-3 of the
Yonge-Eglinton
Secondary Plan

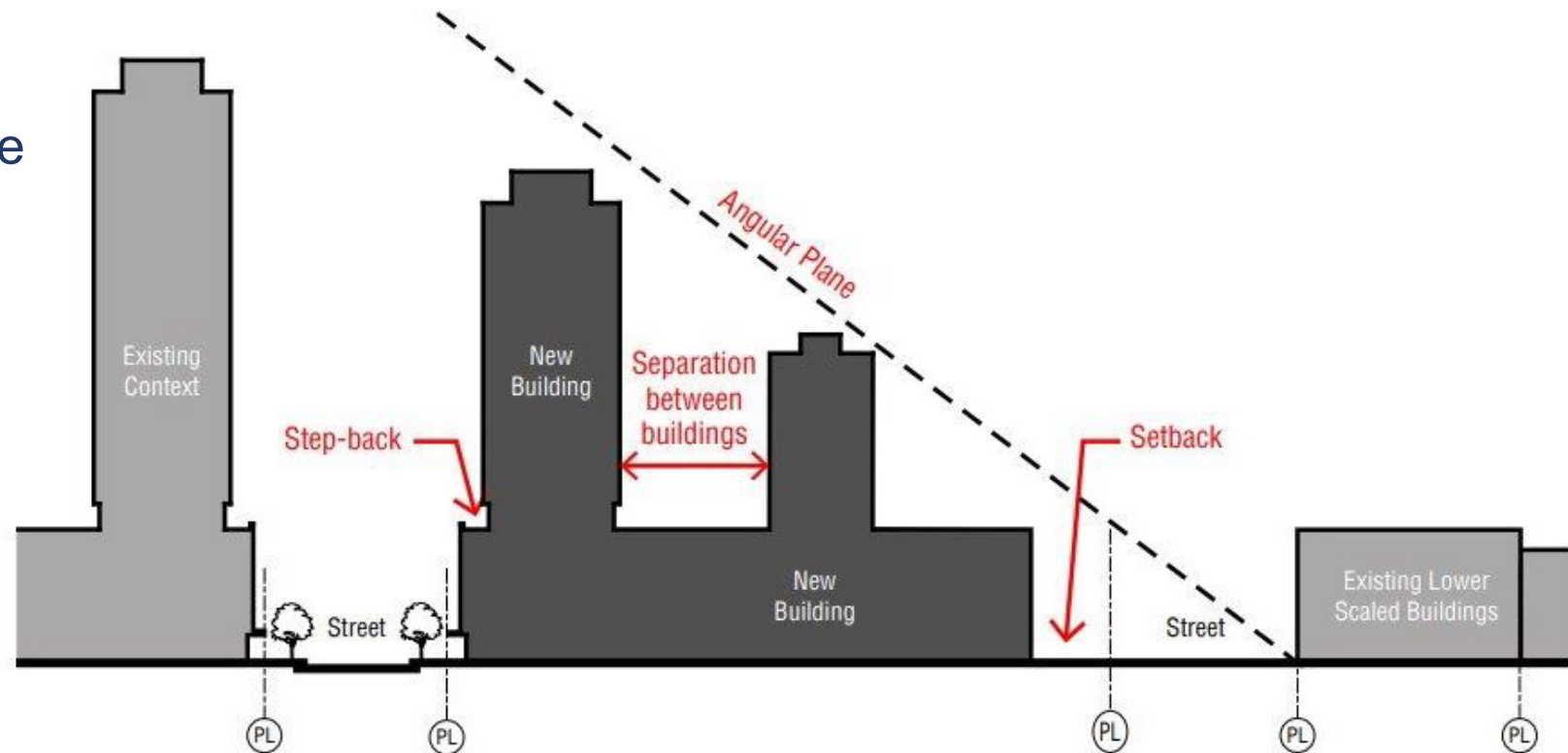
Setting a minimum
FSI of 2.0 in all
orange areas, except:

- Parks
- Areas where the background is white



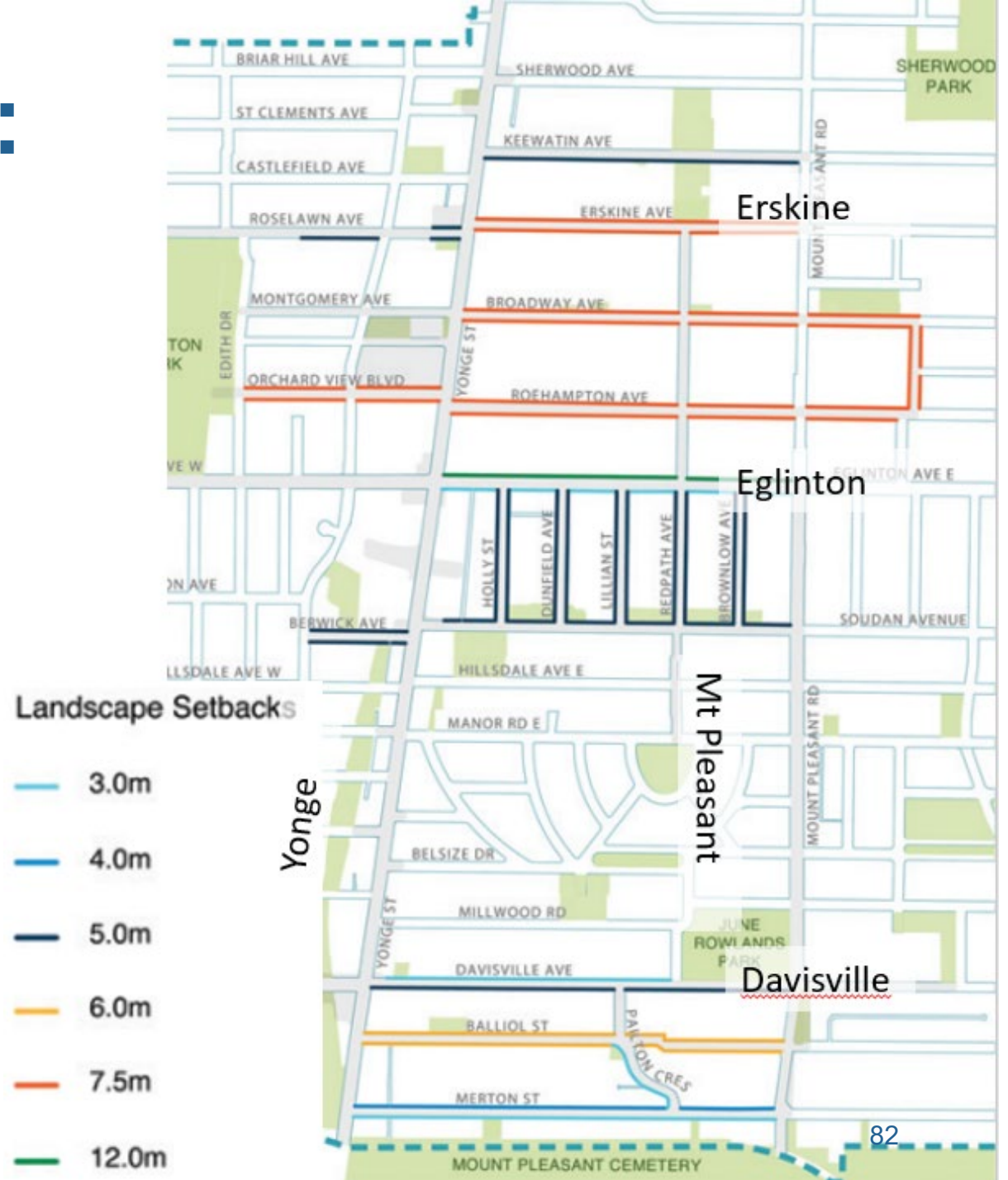
Proposed Changes: Built Form

- Regulating the size of a building with built form standards, rather than maximum Floor Space Index. This includes:
 - Required setbacks
 - Required stepbacks
 - Maximum floor plate size
 - Maximum height
 - Minimum separation between towers
 - etc



Proposed Changes: Setbacks

- Setting minimum setbacks to achieve the intent of the Plan, and identified in the Public Realm Implementation Strategy (sample image shown)
- Setting minimum setbacks to ensure space for laneways
- Setting a minimum setback from an open space zone of 5m



Proposed Changes: Built Form

- Setting minimum setbacks for tall buildings:
 - From property lines to help ensure tower separation of 30 metres
 - Above the base to the tower of at least 3 metres
- Setting a minimum tower separation between towers on the same lot of 30 metres
 - 30m is the measure in order to mitigate the cumulative impact of towers and ensure a greener, more sunlit public realm

Proposed Changes: Built Form

- Setting minimum stepbacks for midrise buildings:
 - At least 1.5 metres above the 6th storey;
 - An additional minimum 1.5 metres above the 7th storey in Eglinton East

Proposed Changes: Family-Sized Units

- In buildings with more than 80 residential units, setting a minimum proportion of residential units as follows:
 - At least 15% must have 2 bedrooms
 - At least 10% percent must have 3 or more bedrooms
 - In addition to the above, at least 15% of the remaining units are at least 90 square metres in size

Proposed Changes: Parks

- Rezoning lands designated *Parks* to an open space zoning label (while permitting existing lawful uses on site)

Other Proposed Changes

- Increasing the permitted size and number of retail units along Secondary Retail Streets (Eglinton East and Redpath)
- Changes to regulations of 569-2013 to ensure that infrastructure (e.g. water) in the area is available, operational, and sufficient to service the development
- Additional changes may be made following further consultation and evaluation, in line with the objectives and framework for the Midtown Zoning Review, and to implement the Secondary Plan

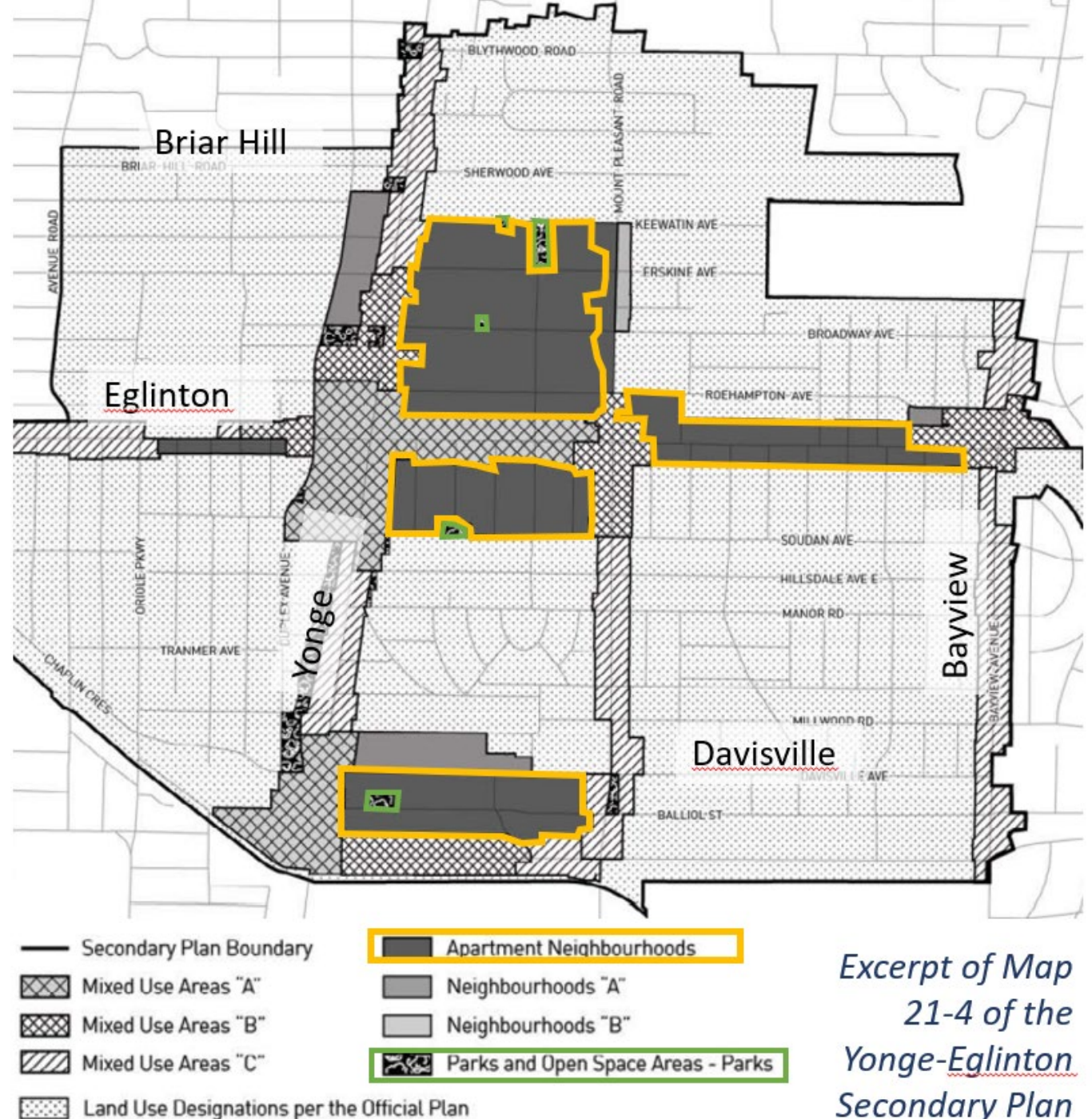


Summary

Summary

The Midtown Zoning Review is proceeding in phases to implement the policies of the Yonge-Eglinton Secondary Plan (OPA 405).

This phase is focused on the areas highlighted on this map.



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

Key Zoning Changes

- Adding a minimum height of 4 storeys
- Setting a maximum height as set out in Secondary Plan guidance:
 - 8 to 12 storeys: Eglinton East
 - 25 to 35 storeys: Erskine and Keewatin
 - 35 to 50 storeys: Redpath Park Street Loop
 - 20 to 35 storeys: Soudan
 - 25 to 40 storeys: Davisville
 - *Note there are there some exceptions to the above*

Key Zoning Changes

- Setting a minimum Floor Space Index of 2.0 in the following areas:
 - Eglinton East
 - Portions of Erskine and Keewatin
 - Redpath Park Street Loop
 - Soudan
 - Portions of Davisville
- Regulating building size by form rather than maximum floor space index (FSI)

Key Zoning Changes

- Setting minimum building setbacks and other measures to achieve the public realm policies of the Plan (e.g. green streets with room for large trees)
- Setting minimum building setbacks and stepbacks (e.g. for adequate separation distance between towers)
- Setting a minimum proportion of family-size units

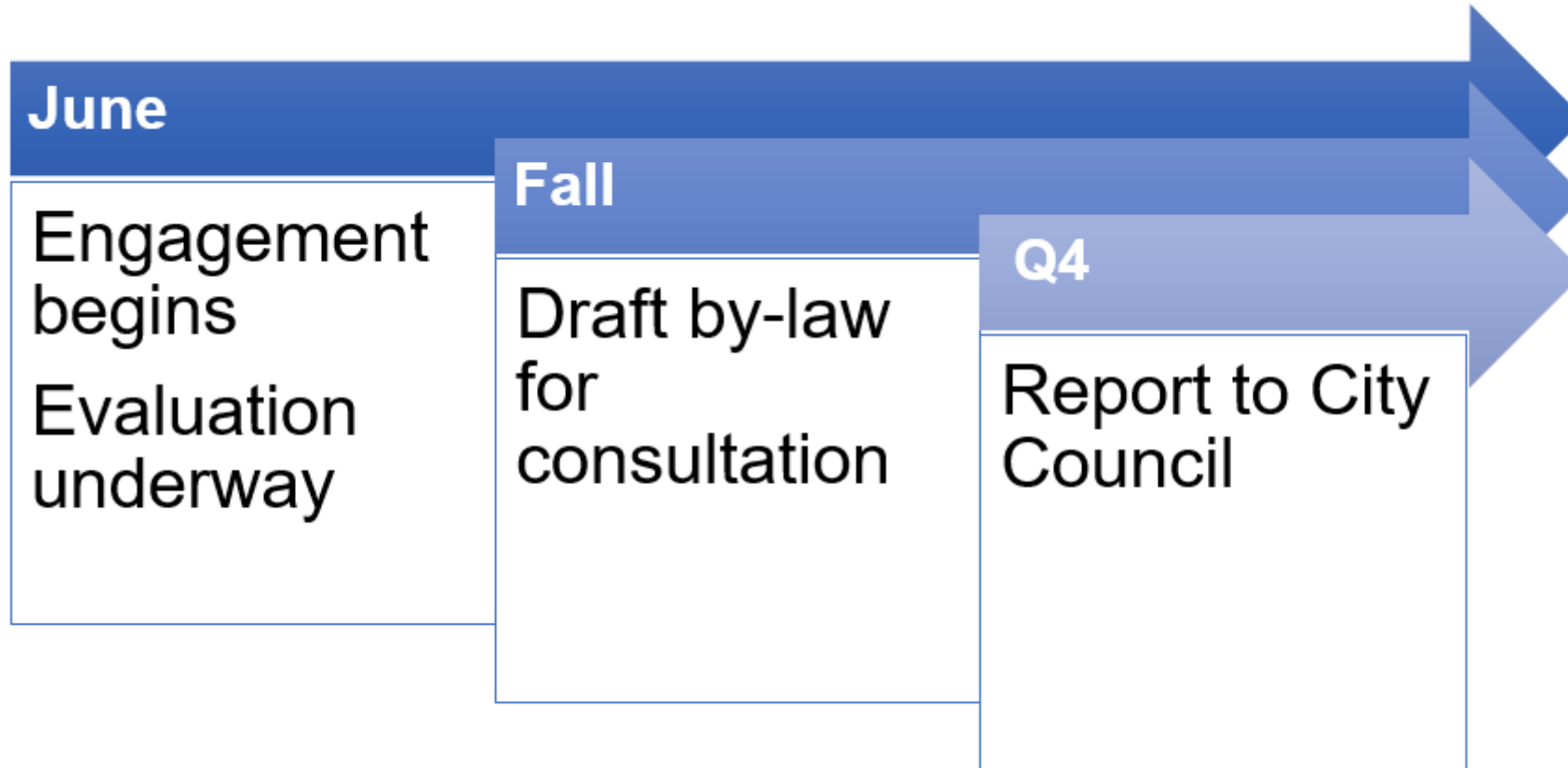
Key Zoning Changes

- Modifying permissions for retail uses in certain areas
- Rezoning lands designated as *Parks* to an open space zoning label (while permitting existing lawful uses on site)
- Modifications to availability of service regulations in zoning
- Other changes in line with the objectives and framework for the Midtown Zoning Review, and to implement the Plan



Direction and Timeline

Anticipated Timeline 2023



Direction 2023-2024

- Based on evaluation and engagement, we anticipate the development of a draft zoning by-law amendment in the Fall
- A report will be presented to Planning and Housing Committee later in 2023 (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,
55 John Street, 22nd Floor
Toronto, ON, M5V 3C6



416-392-3521



@CityPlanTO

Thank you!

Thanks for attending!

www.toronto.ca/readyssetmidtown

(click on 'Midtown Zoning Review')

Email: readyssetmidtown@Toronto.ca