

Expanding Housing Options in Neighbourhoods: Major Streets Study

Welcome!

Open House

How to be involved

- Review the Information Boards around the room
 - Staff are available to answer your questions
- Fill in the survey and tell us what you think
 - Available on laptops or at [Toronto.ca/major streets](https://toronto.ca/majorstreets) webpage

Land Acknowledgment

The land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples.

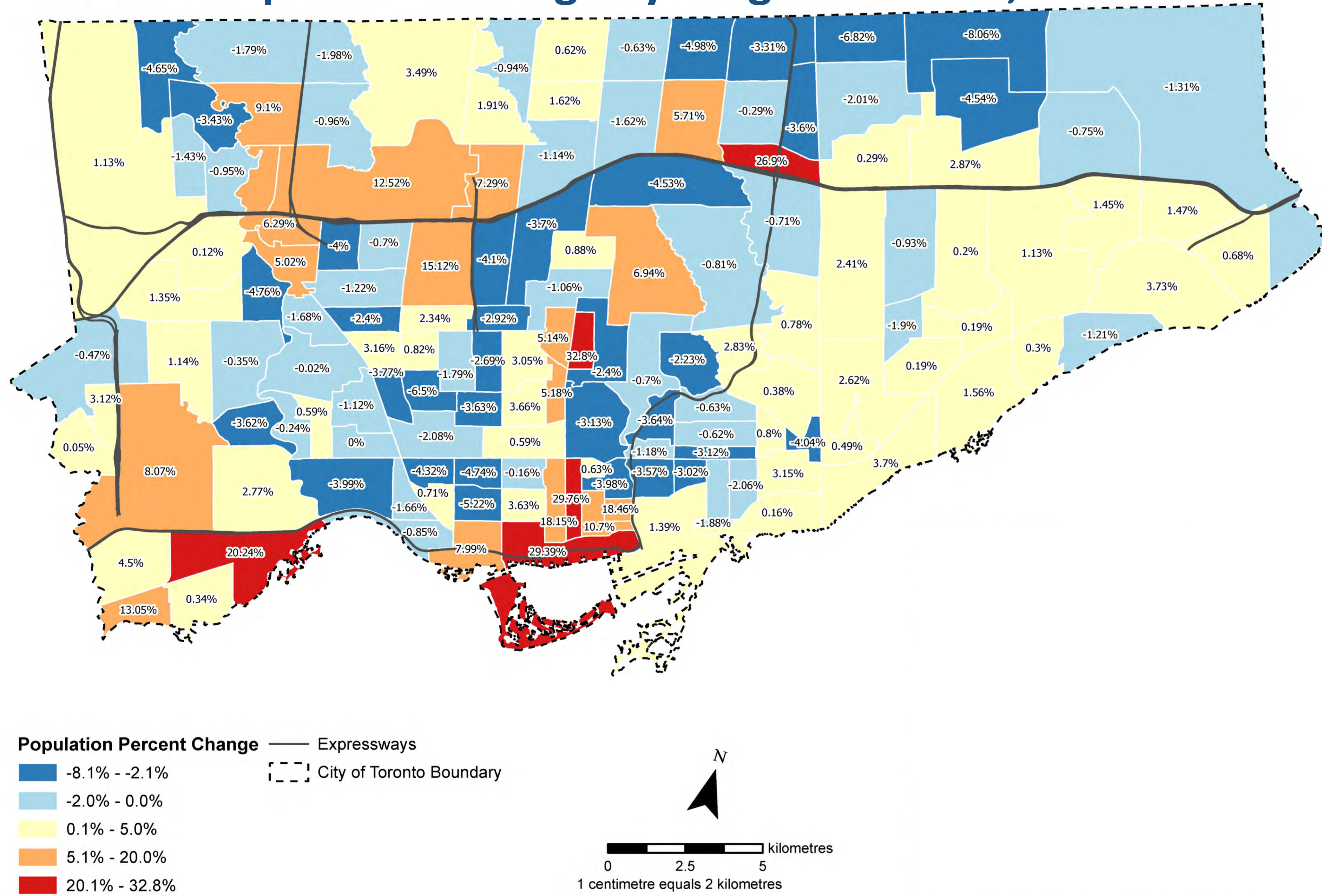
Toronto is home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit and is within the territory of the Dish With One Spoon treaty.

For More Information or to provide input:

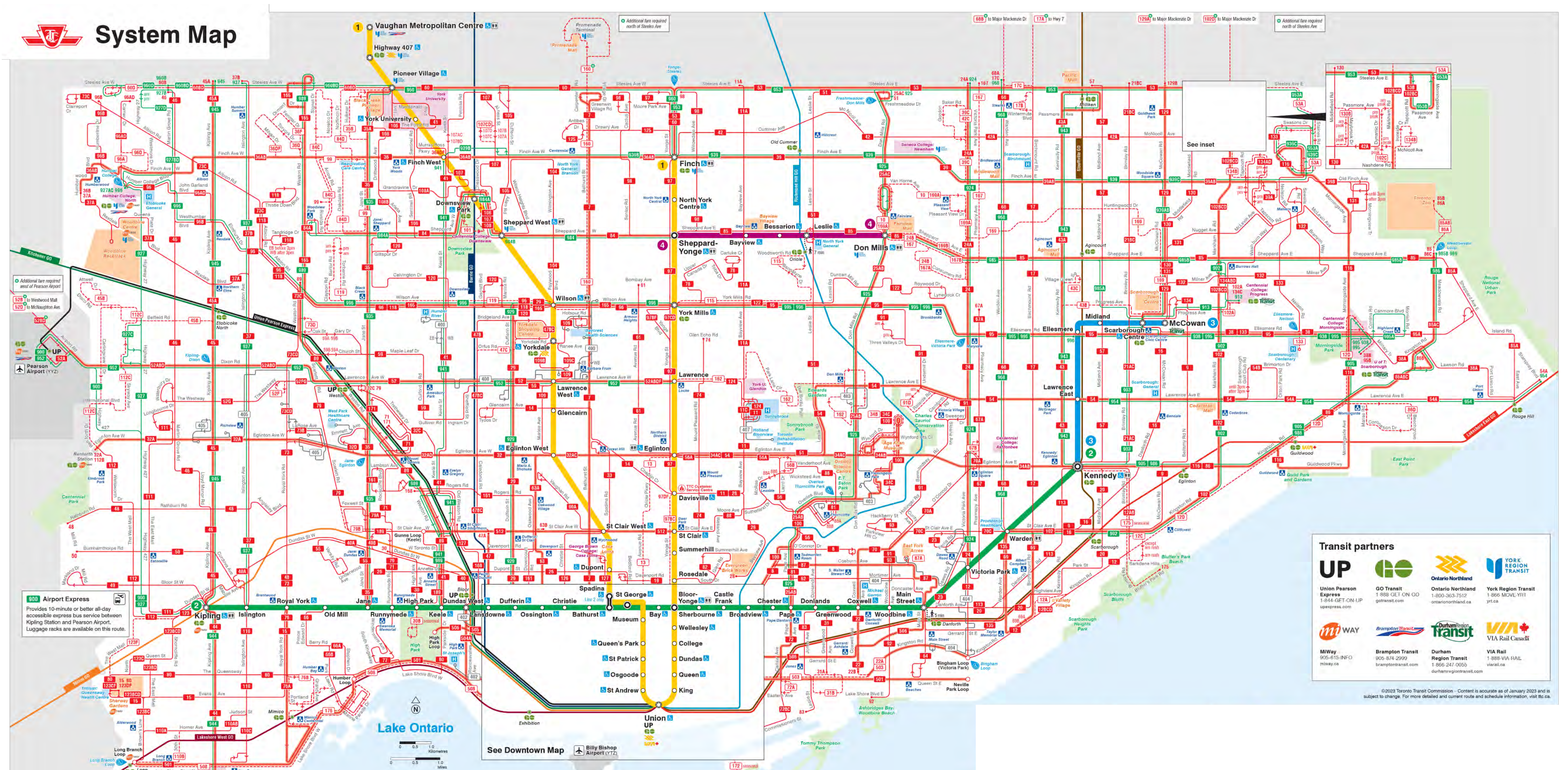
- Study Webpage: [Toronto.ca/major streets](https://toronto.ca/majorstreets)
- Email: EHON@toronto.ca

Why Expand Housing Options

Population Change by Neighbourhood, 2016-2021



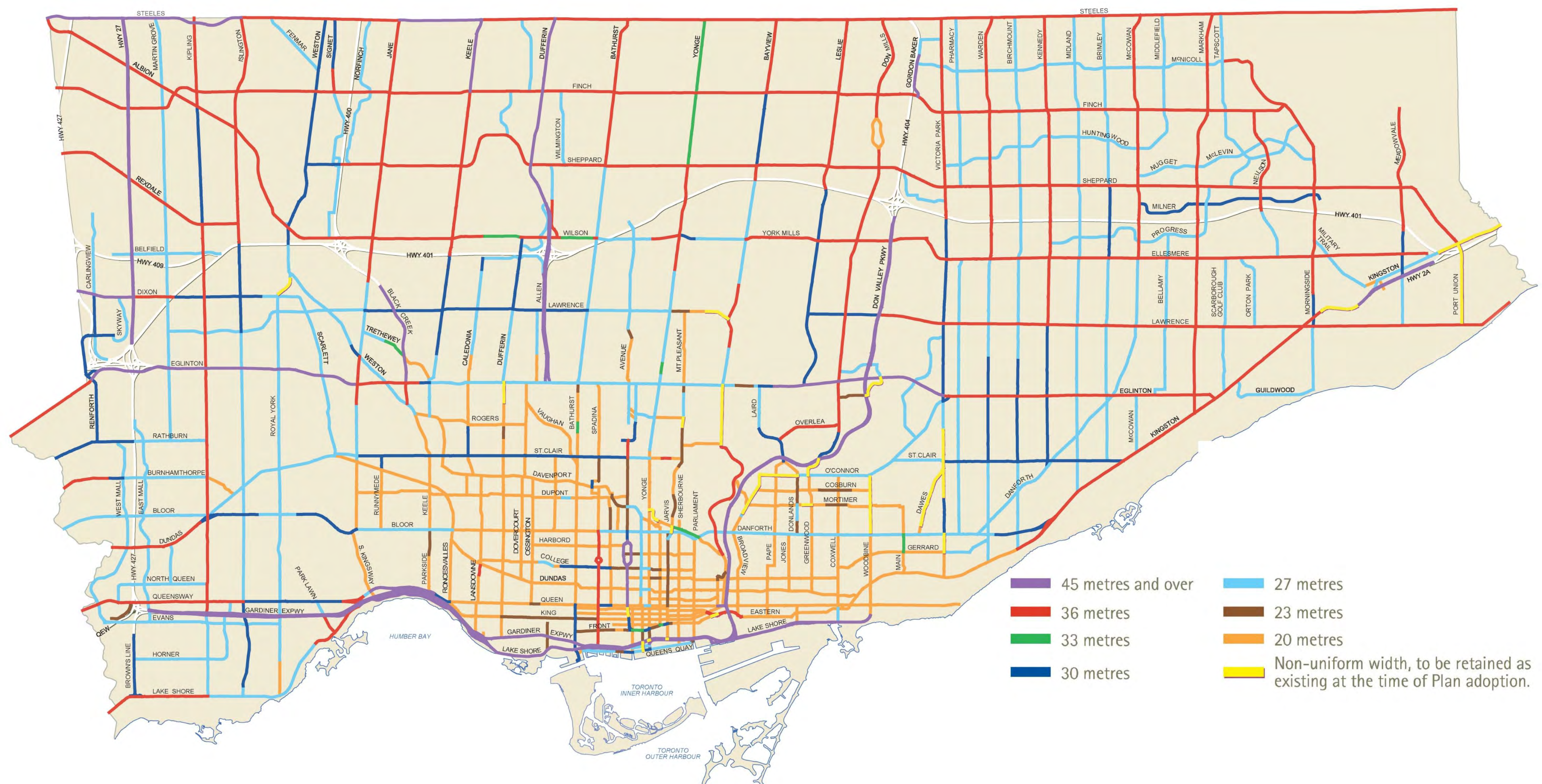
- More equitable access to housing types citywide
- More sustainable growth in walkable, transit-accessible neighbourhoods
- Increased economic vitality with support for local businesses and housing



EHON Major Streets Context

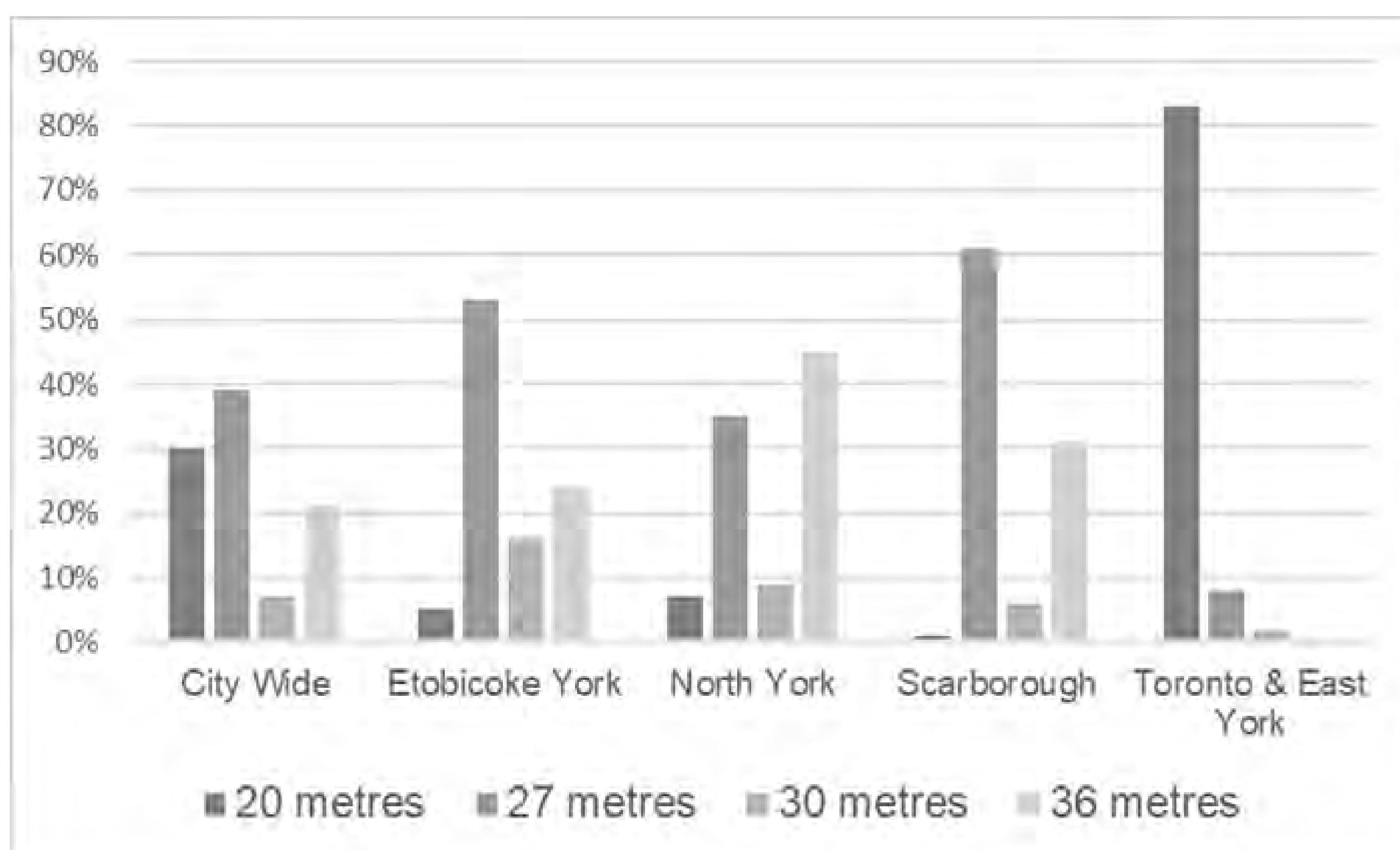
This map identifies the roadways at the centre of the EHON Major Streets Study

Official Plan: Map 3 Right-of-Way widths Associated with Existing Major Streets



These roads are nearly all Major and Minor Arterials.

The planned right-of-way widths of the major streets are generally related to the road classification of these streets.

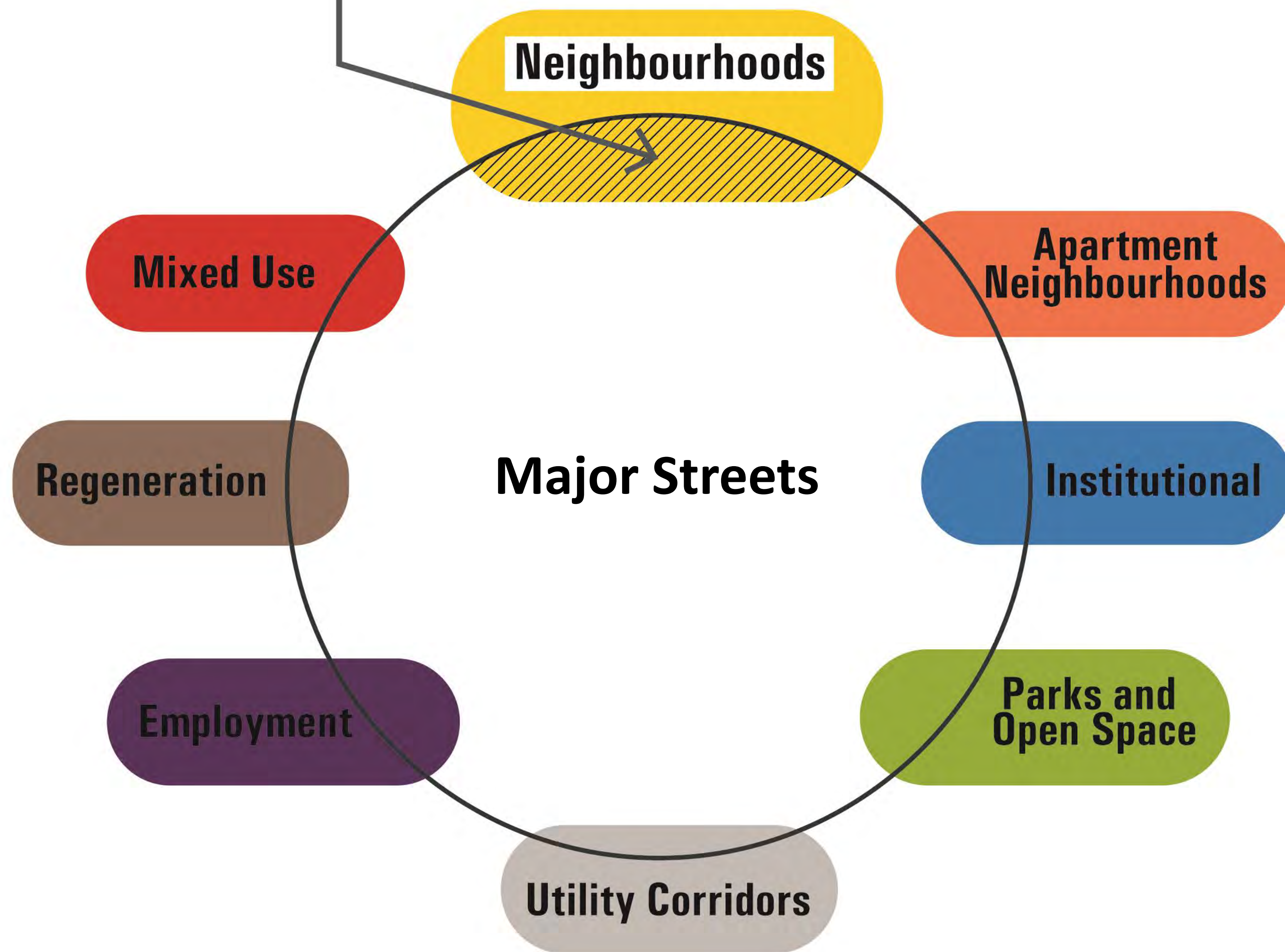


20 and 27-metre planned right-of-way widths tend to be classified as Minor Arterials

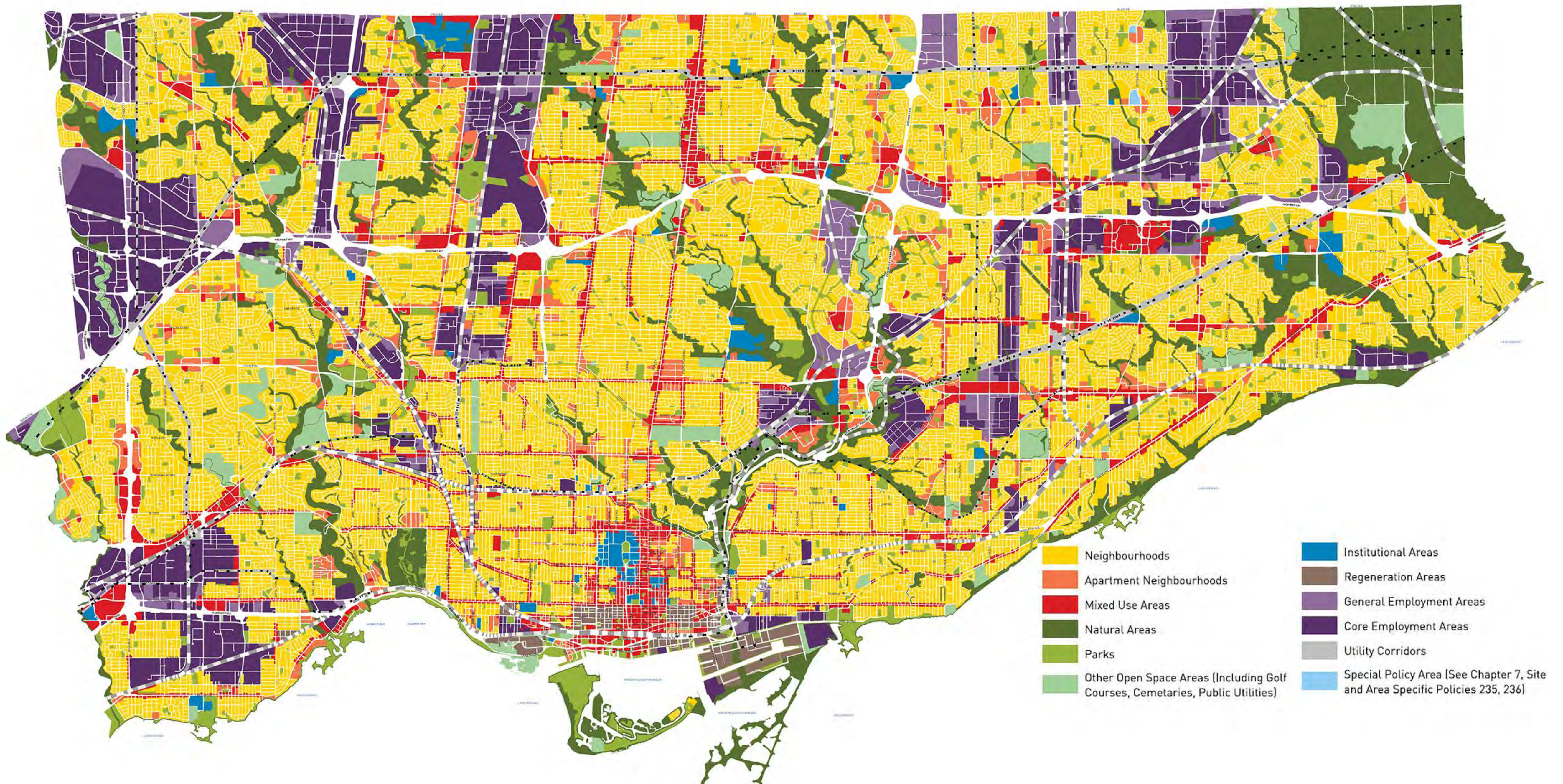
30, 36 and 45 + metre planned right-of-way widths tend to be classified as Major Arterials

Land Use Designations in Relation to the Major Streets

EHON Major Street Study applies to neighbourhood designated properties, along major streets



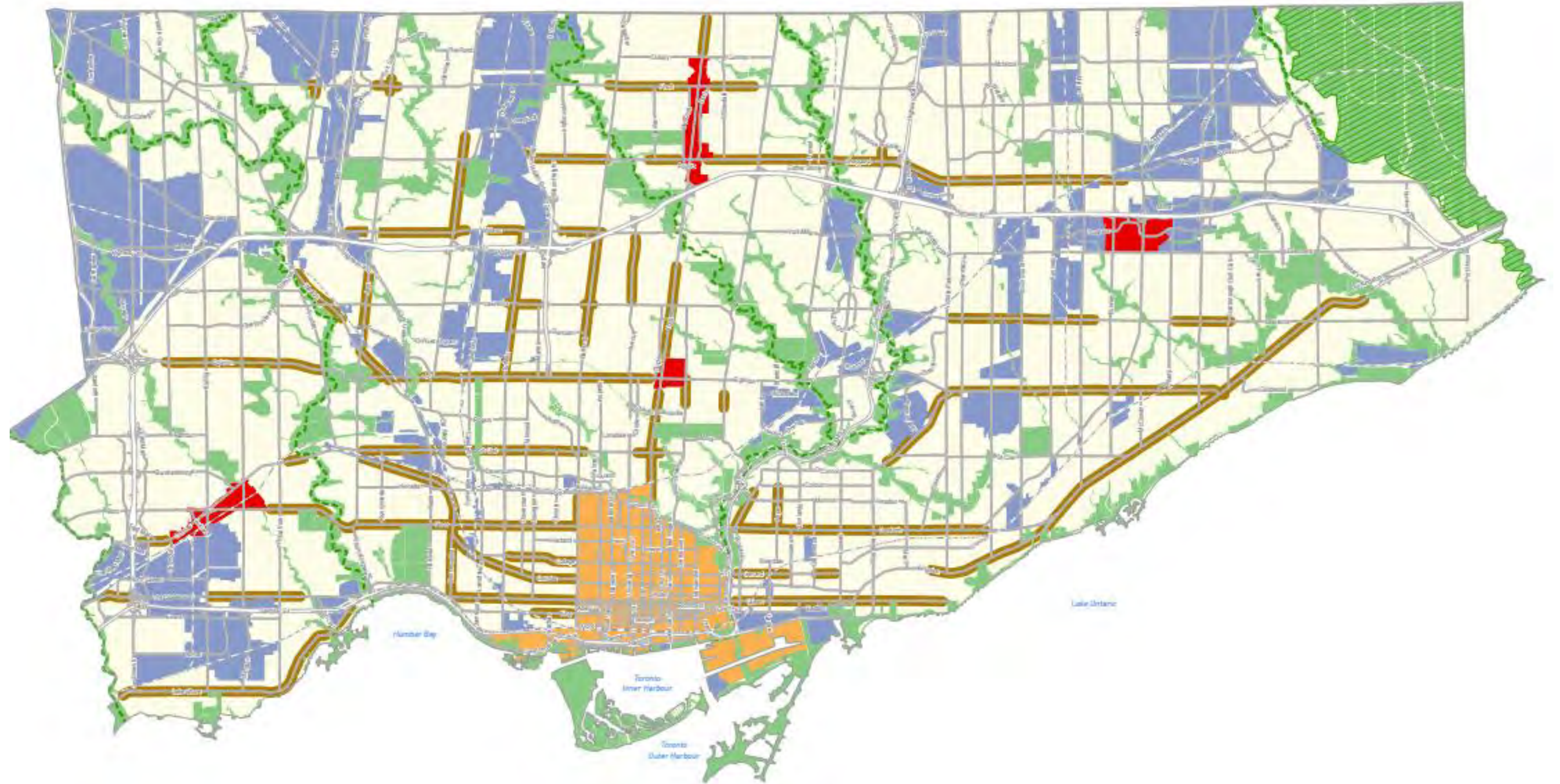
Official Plan Land Use Designations



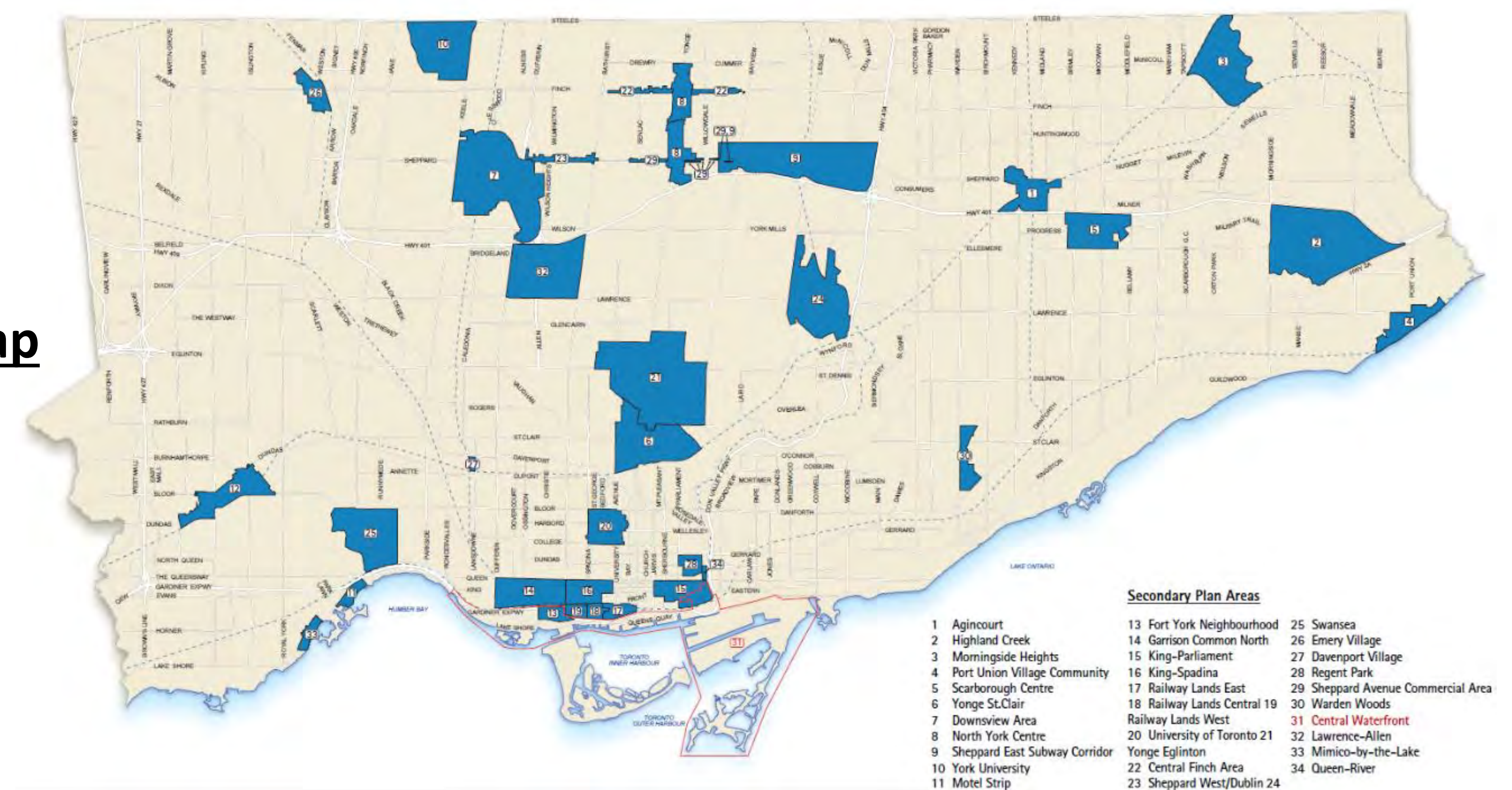
Official Plan Land Use Policies and EHON

The maps below are from the Official Plan. These maps show areas where land use policies apply.

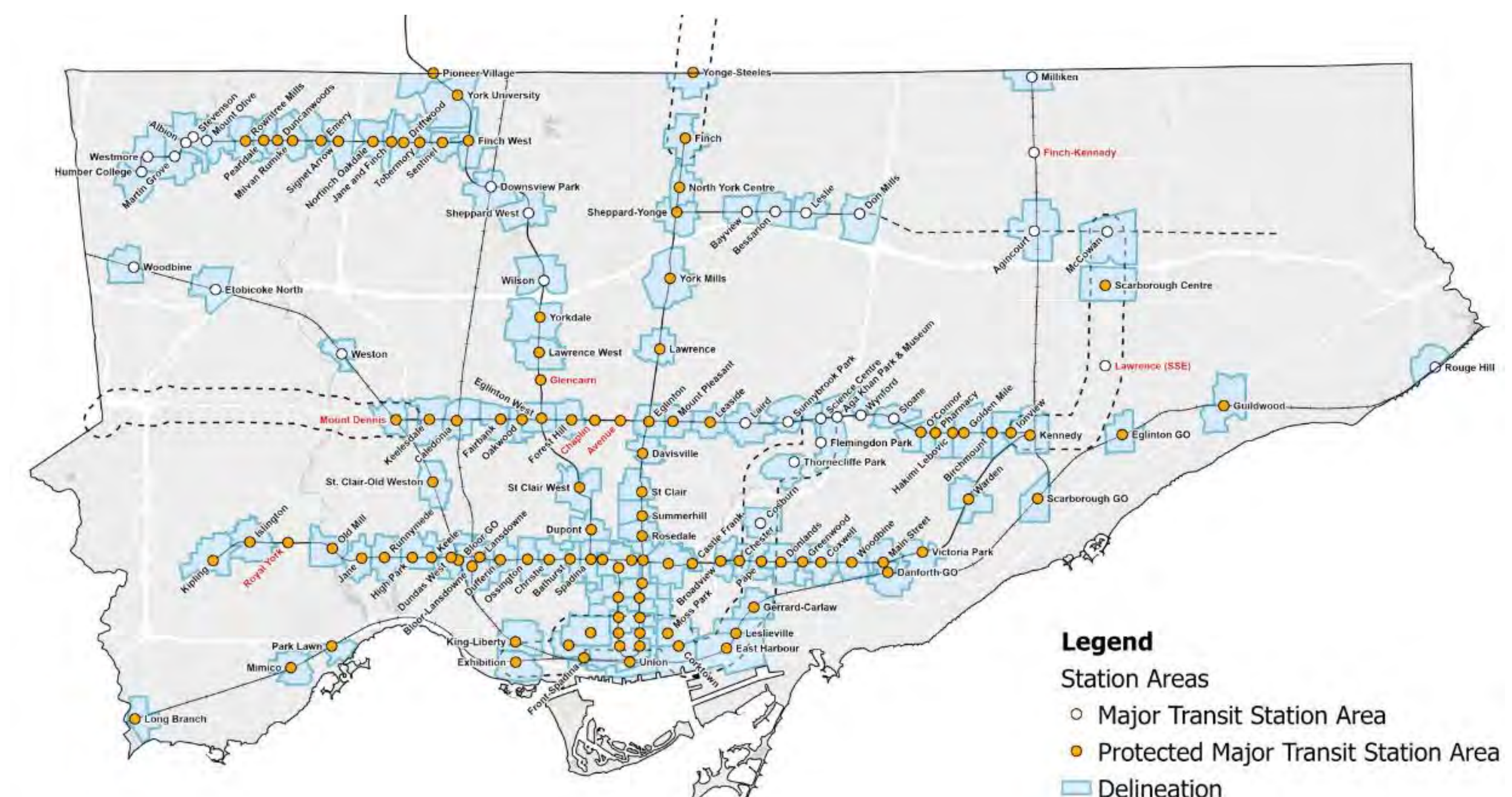
**Official Plan:
Map 2 Urban Structure**



**Official Plan:
Map 35 Secondary Plan Key Map**



**Proposed MTSAs/PMTSAs
(Pending Ministerial Approval)**



Not shown are:
Special Policy Areas (Maps 10 - 12)
Site and Area Specific Policies (Chapter 7)

Neighbourhoods Designated Properties and the Major Streets Study

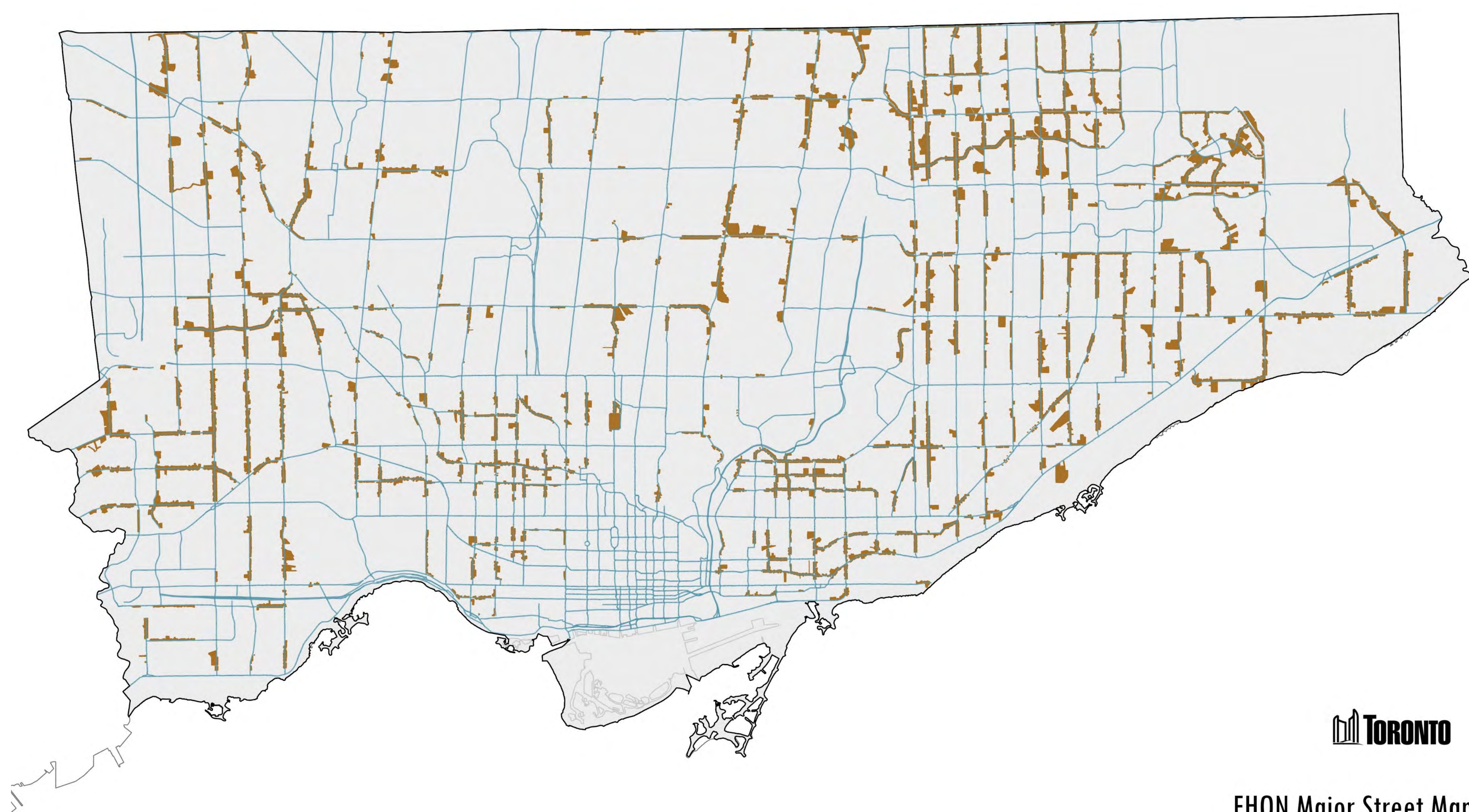
Neighbourhood Designated Properties

This map identifies properties that are designated Neighbourhoods in the Official Plan



EHON Neighbourhoods Properties along Major Streets

This map identifies properties that are designated Neighbourhoods and do not have other land use policies that direct growth apply to them



- Major Streets
- Neighbourhood-Designated Parcels on Major Streets

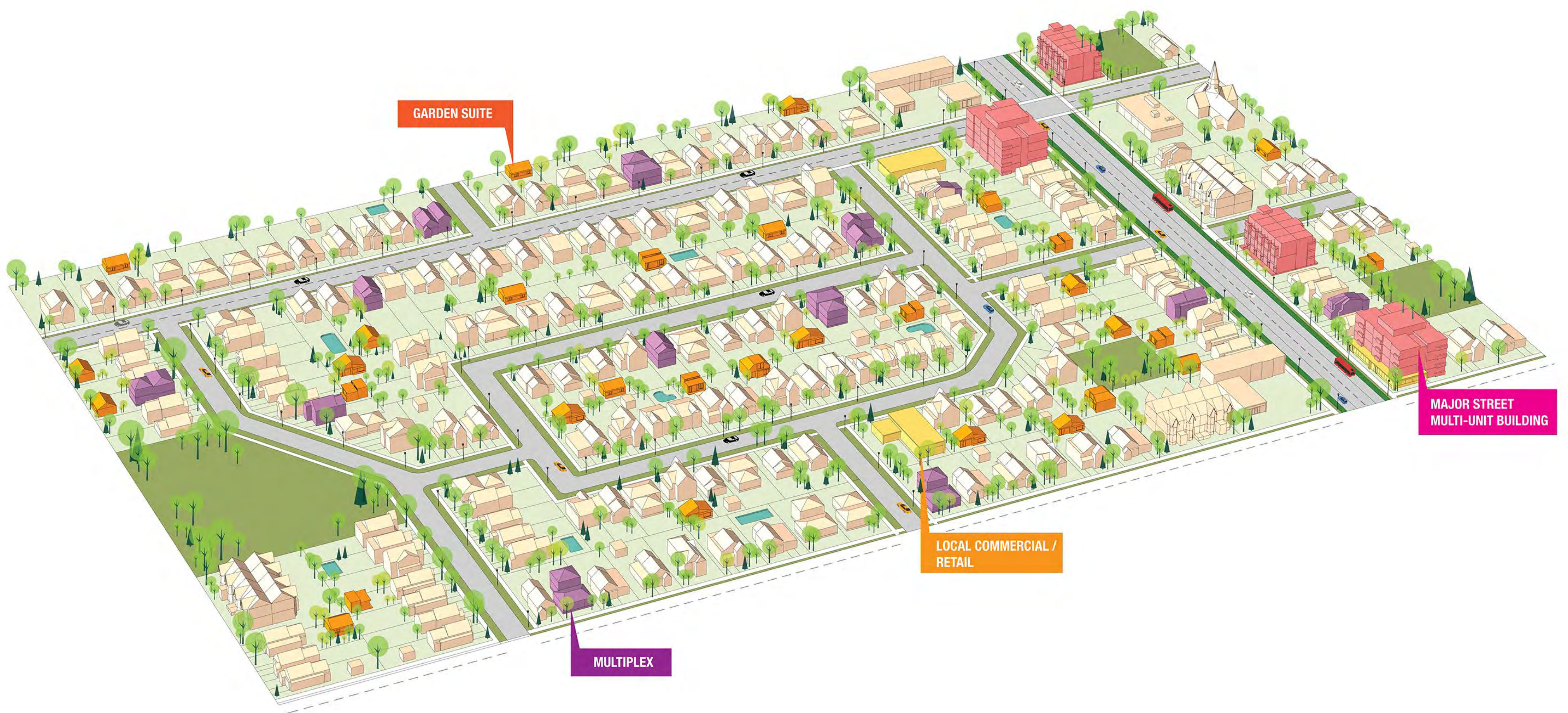


EHON Major Street Map
Neighbourhood Designated Parcels - Citywide

Date Exported: August 24, 2023



EHON Initiative in a Neighbourhood Context



EHON Major Streets: Urban Design Guiding Principles

Provide **more housing opportunity** in the Neighbourhoods on Major Streets.

Provide **incremental development** to fit into the existing neighbourhood context with modest changes.

Allow **more building types**, townhouses, stacked townhouses, and small scale apartments buildings in the *Neighbourhoods* on Major Streets.

Provide **retail and home occupation opportunities**.

Consider both **the existing and planned context** and the site-specific attributes of the lots, and increase the number of dwelling units by assembling existing lots.

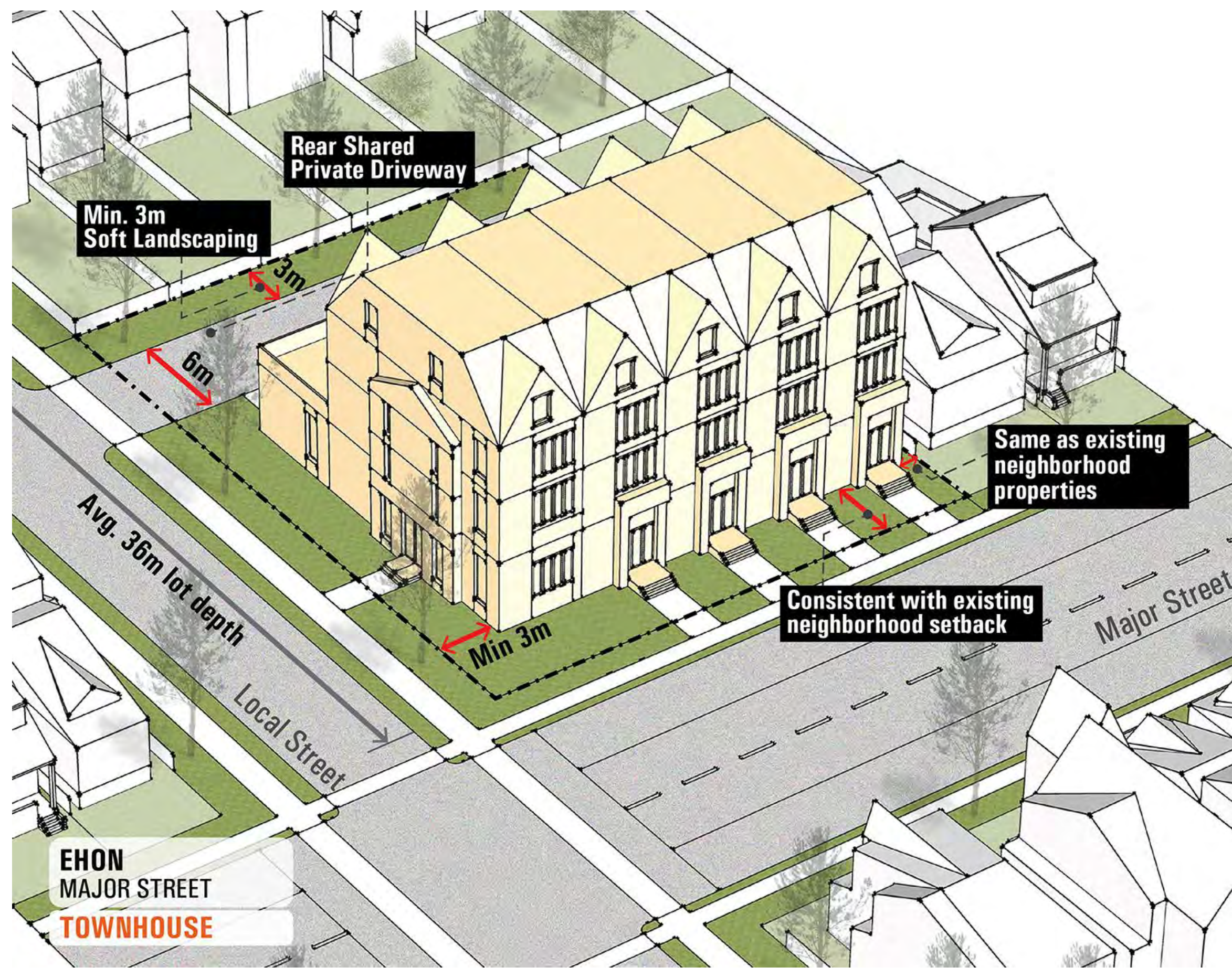
Preserve existing mature trees and enhance soft landscape spaces.

Consolidate and minimize curb cuts on major streets and use other streets / laneways at side or rear of the property for access.

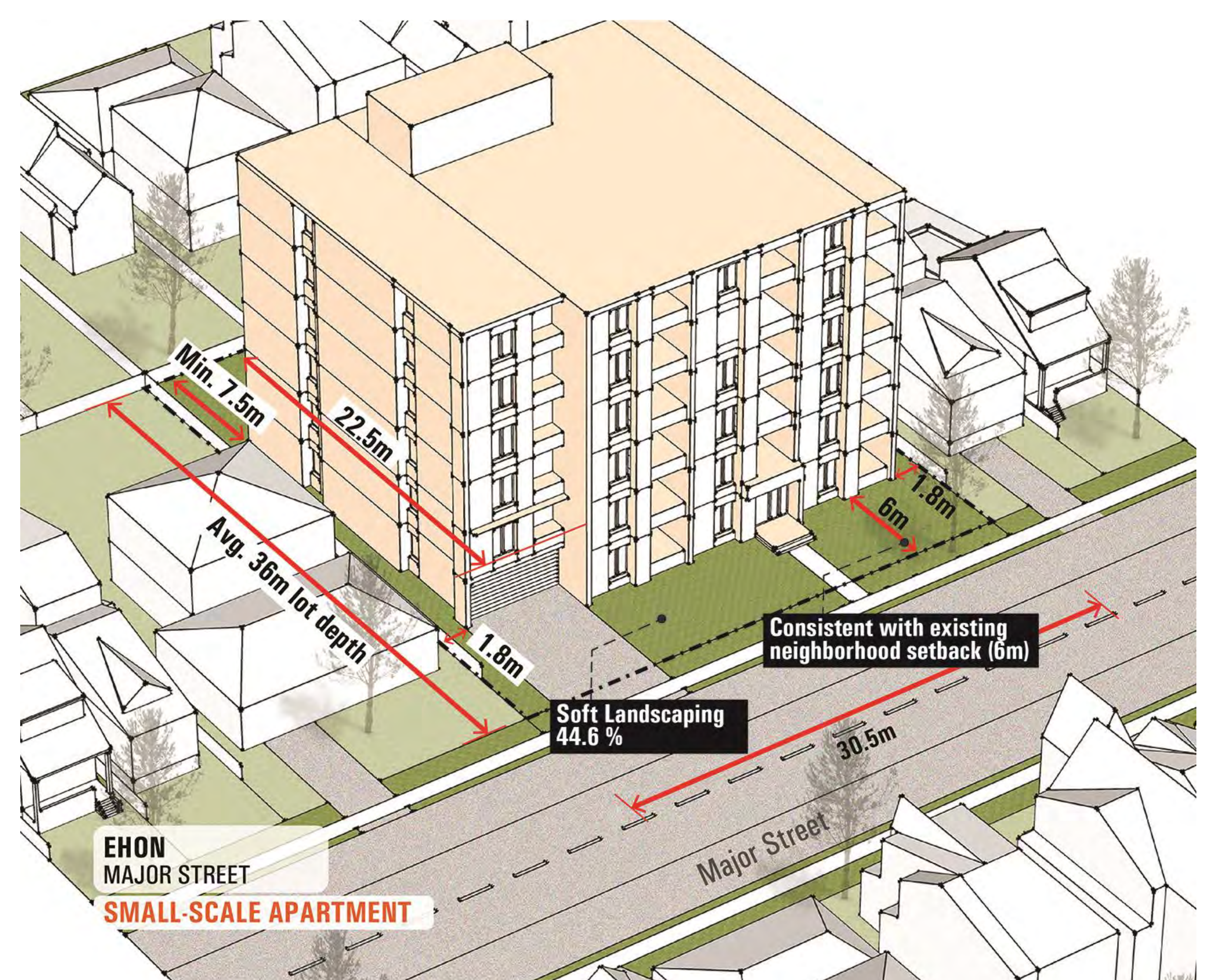
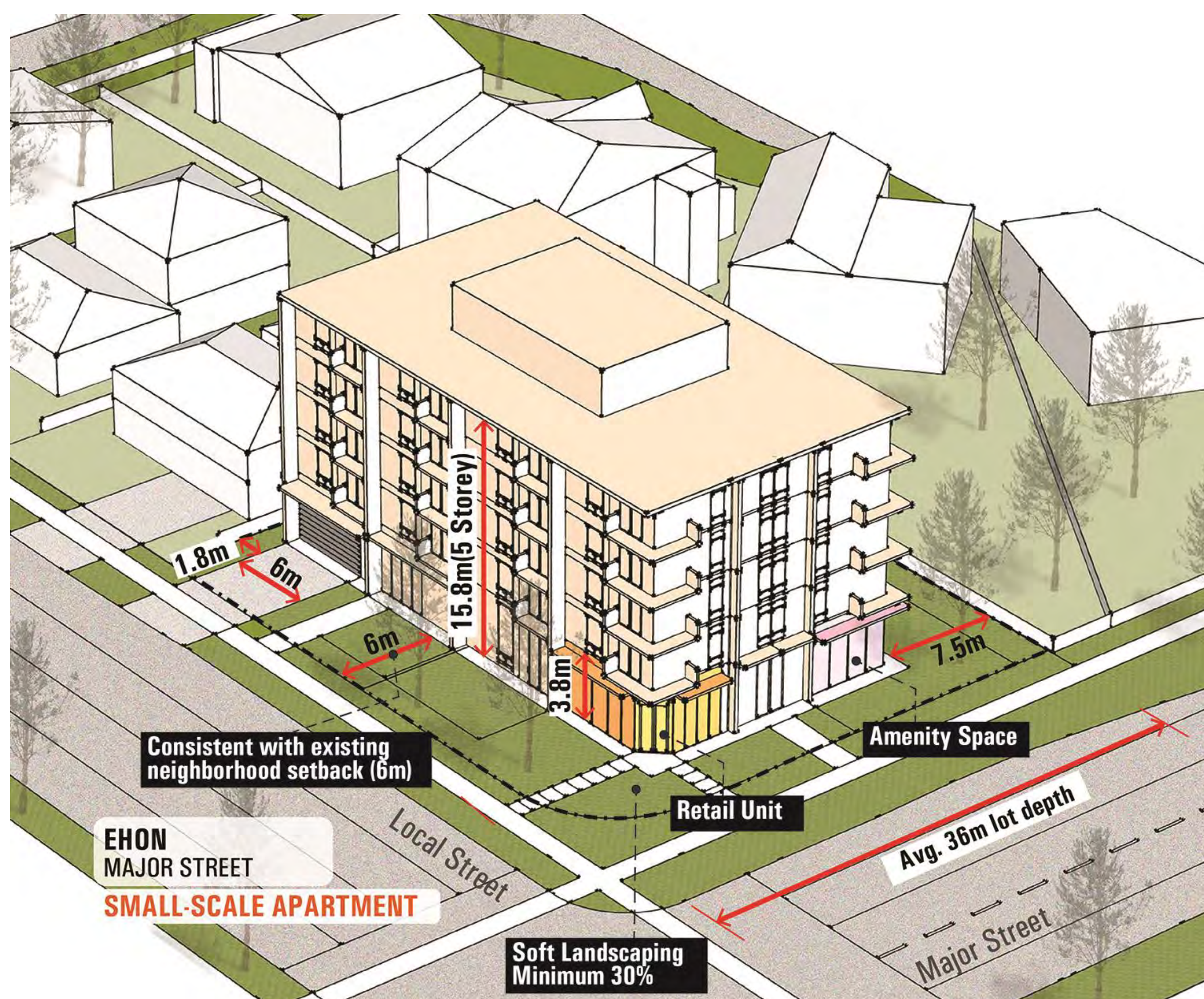
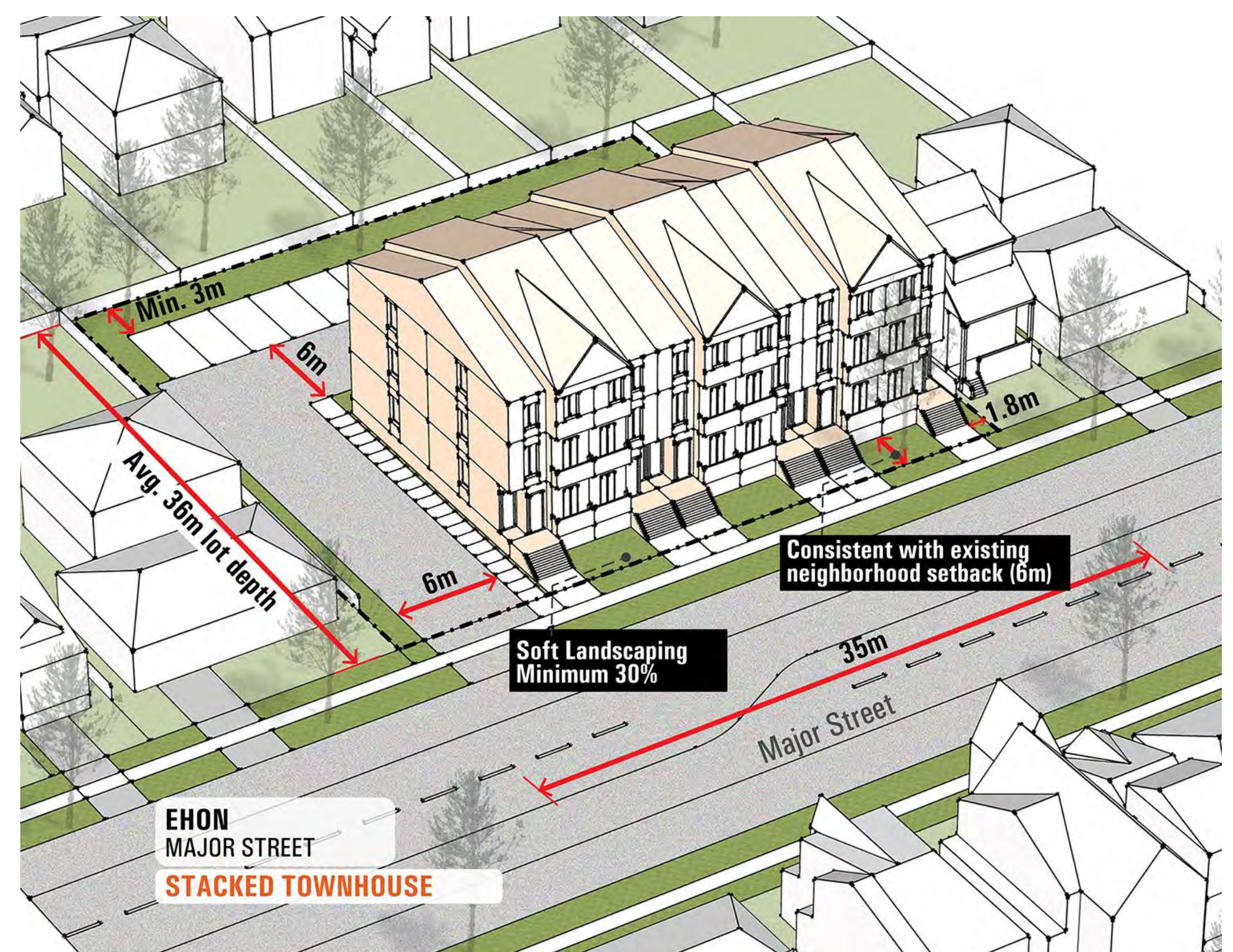


Urban Design Demonstration Designs

Townhouses



Small Scale Apartment Building



Draft Official Plan Amendment

The Major Streets Study is one component of Council's Housing Action Plan 2022-26 to simplify permissions and remove exclusionary zoning

The proposed Official Plan Amendment to add new policies:

- to Chapter 4: Land Use Designations, Section 4.1 Neighbourhoods;
- apply to all lands with a *Neighbourhoods* land use designation, and are located along major streets (Official Plan Map 3);
- introduce new development criteria; and
- introduce new sidebar to explain the major streets and their role in the city



Proposed Development Criteria in Neighbourhoods for Properties along Major Streets:

- properties in *Neighbourhoods* along major streets often differ in size, configuration and orientation from properties within Neighbourhoods,
- proposed policies intend to provide opportunities for more intense forms of development that support the neighbourhood.

This intensification can :

- add more homes in a greater variety of scales and forms; and
- support increased transit ridership & other elements of complete communities
 - small-scale retail, service, office, community & institutional uses serving the needs of area residents

Proposed sidebar:

Major Streets

Toronto's network of major streets, shown on Map 3, is an important element of the transportation system that connects people and places. Major streets pass through all land uses and vary in width across the network. Major streets often define the edges of geographic neighbourhoods, serving as public spaces that set the stage for daily social interaction, and connecting people from their homes to work, school, shopping, services, and community facilities.

Draft Official Plan Amendment

Policy 12 (4.1.12) adds new permissions along major streets in Neighbourhoods:

- may **intensify beyond the prevailing building type and lot patterns** of the neighbourhood; and
- to **permit development of townhouses and small-scale apartment buildings**.

Policy 13 (4.1.13) sets out development criteria:

- provide guidance for new development on major streets using criteria that is different from those inside the neighbourhood;
- encourage a **mix of housing types and sizes**;
- include **diverse unit sizes, permit lot assembly**;
- permit townhouse, small-scale apartment buildings that may require larger lot areas;
- set limits for **maximum building heights, setbacks, and the length of facades** to support neighbourhood scale townhouses and small-scale apartment buildings;
- support **privacy, sunlight and sky views** of neighbouring properties; and
- improve the **public realm, accessible walkways**, encouraging vehicle access from laneways and local streets wherever possible.

Policy 14 (4.1.14) sets out development criteria for:

- new townhouses and small-scale apartment buildings **on major streets on reverse frontage lots**;
- location of **neighbourhood retail to the frontage along major street, or on corner lots**;
- **meet the development criteria in Policy 13**;
- **front yard setbacks** to support public realm, landscaping & tree planting;
- sensitive to the scale and density of the geographic neighbourhood using **setbacks, step downs & design elements**; and
- encourages the **creation of pedestrian connections (local St. to major St.) to improve access to public transit or cycling infrastructure**.

Front Lot Orientation



Side (Corner) Lot Orientation



Rear/Through Lot Orientation

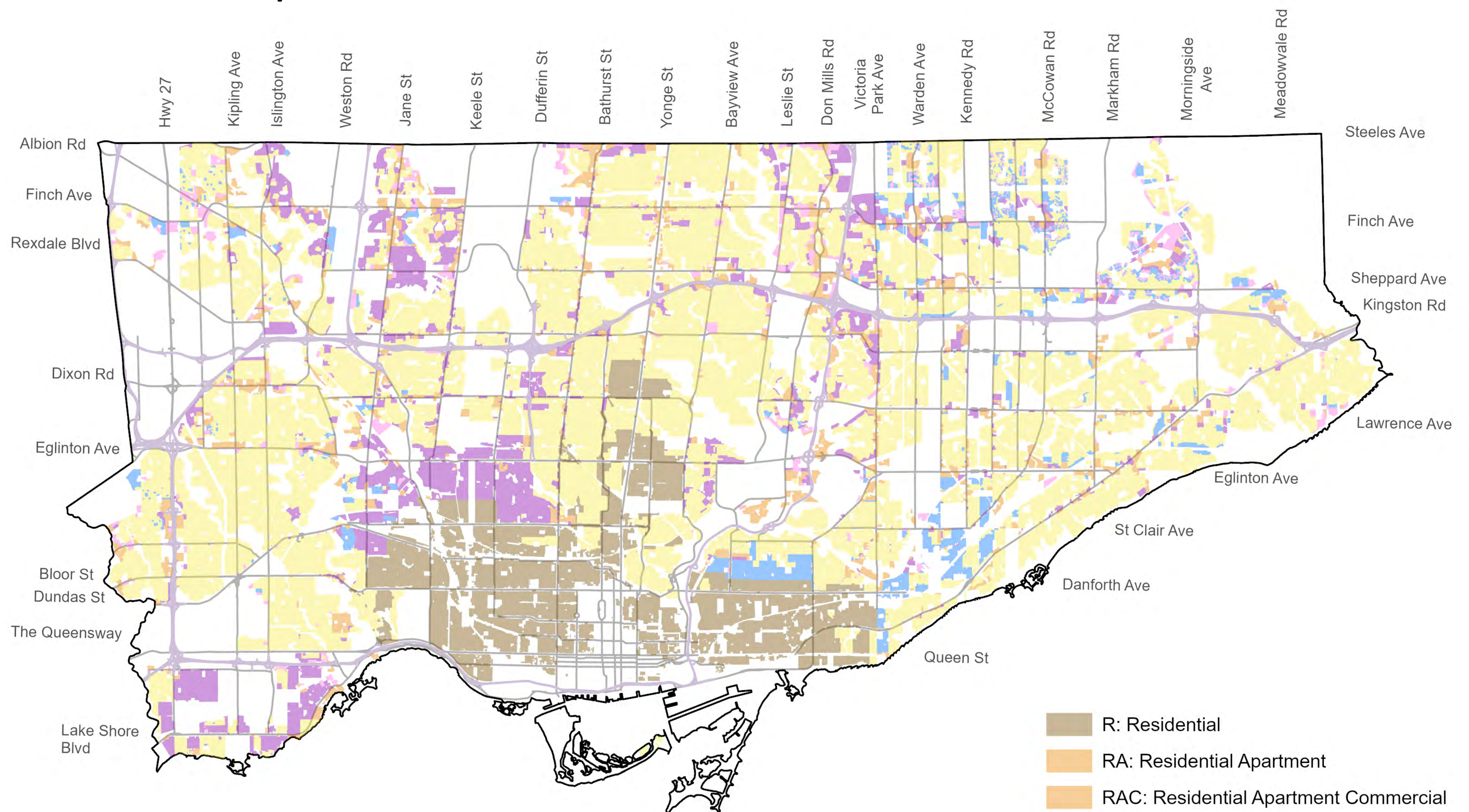


Draft Zoning By-law (569-2013) Amendment

Proposed Zoning By-law Amendment aims to:

- add permission for new building types (townhouse & small scale apartment buildings);
- remove exclusionary zoning;
- support growth across all *Neighbourhoods* of Toronto;
- support gradual construction of townhouses & small scale apartment buildings; and
- assist in addressing sustainability, climate adaption, equity, and neighbourhood vitality

This map shows where the Residential Zones are found across Toronto



- R: Residential
- RA: Residential Apartment
- RAC: Residential Apartment Commercial
- RD: Residential Detached
- RM: Residential Multiple
- RS: Residential Semi-Detached
- RT: Residential Townhouse

	R	RM	RT	RS	RD
Detached House	X	X	X	X	X
Semi-Detached House	X	X	X	X	
Duplex	X	X	●	●	●
Triplex	X	X	●	●	●
Fourplex	X	X	●	●	●
Townhouse	X	★	X	★	★
Apartment Building	X	X	★	★	★

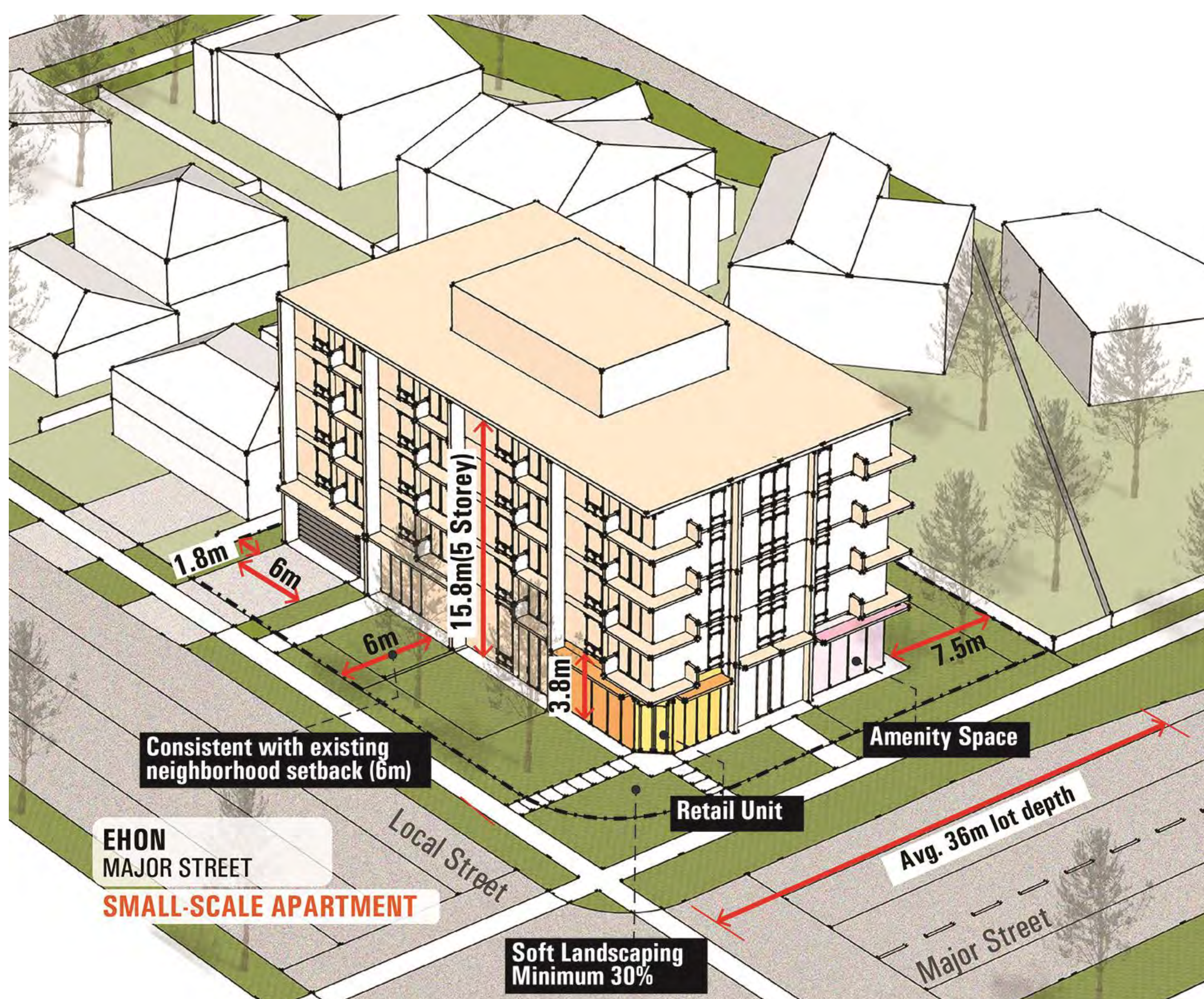
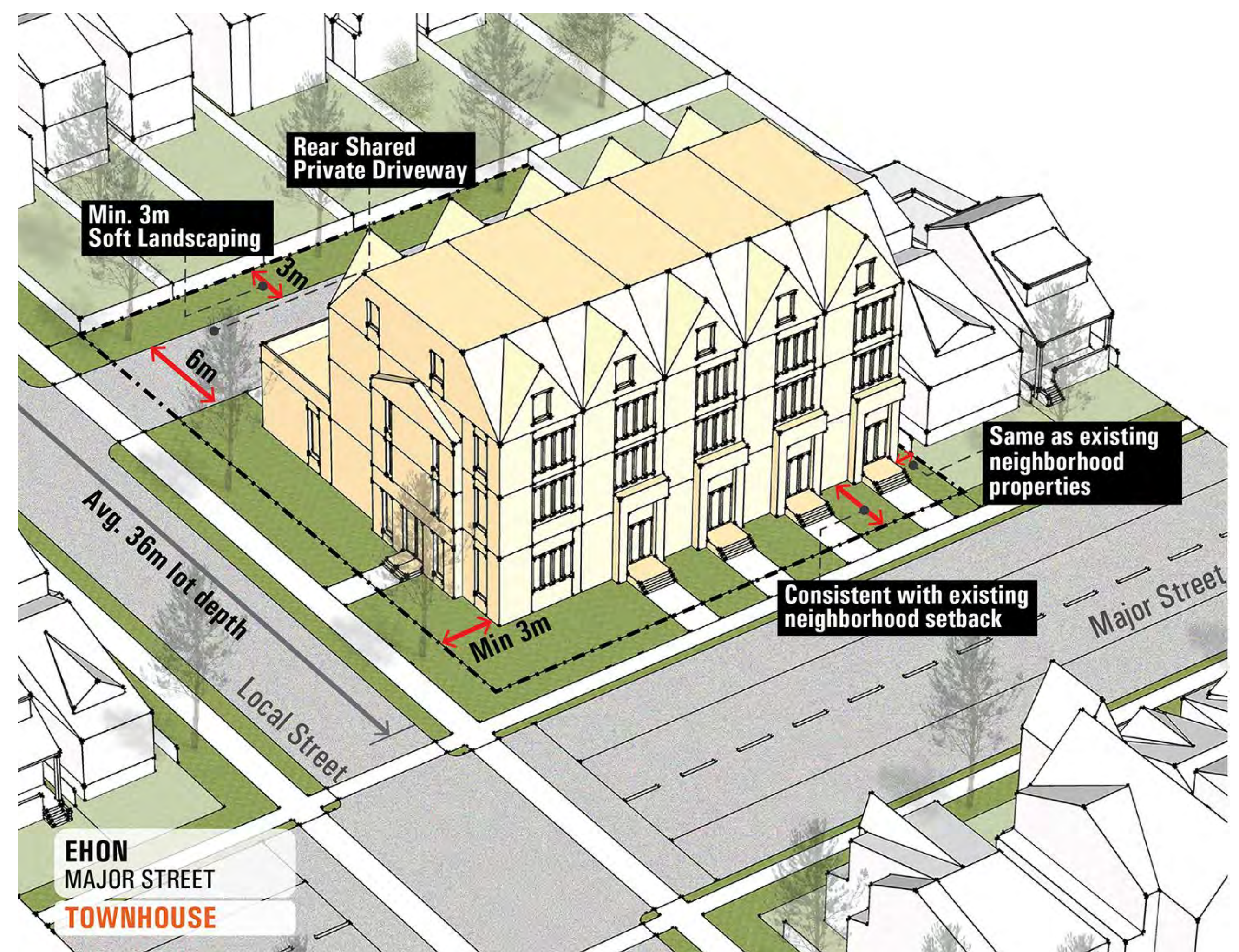
Pre-EHON Building Type Permissions	X
Multi-plex Additional Permissions	●
Major Streets Only Permissions	★

Draft Zoning By-law (569-2013) Amendment

Proposed Regulations: add townhouses & small scale apartment buildings in all residential zones
along a major street

Townhouses:

- Minimum 3 units;
- Maximum height 12 m (4 storeys)
- Maximum building depth 19 m
- Minimum lot area, lot frontage & dwelling unit widths
- Minimum front, side and rear yard setbacks
- Minimum landscaping requirements (support trees & stormwater infiltration)
- Remove FSI (in keeping with Multiplex Study)



Small Scale Apartment Buildings:

- Minimum of 5 and up to maximum of 30 units;
- Maximum height 19 m (6 storeys)
- Maximum building depth 25 m
- Minimum front, side and rear yard setbacks
- Minimum landscaping requirements (support trees, landscaping character & stormwater infiltration)
- Remove FSI (in keeping with Multiplex Study)
- Requirement for pick-up/drop-off/delivery areas to minimize traffic disruption

New regulations based on:

- Apartment regulations in the Residential (R) and Residential Multiple (RM) zones
- Townhouse regulations in the Residential (R) and Residential Townhouse (RT) zones
- Townhouse & Low-Rise Apartment Guidelines
- Urban Design modelling