



The City is studying the properties within our designated Neighbourhoods along major streets not affected by other growth policies to facilitate more low-rise housing, increase housing choice and access, and to help make Toronto a more livable city. For more information, please visit the Expanding Housing Options in Neighbourhoods - Major Streets Website at <https://www.toronto.ca/majorstreets>.

Amending the City's Zoning By-law has been proposed to permit townhouses and small-scale apartment buildings on these lots. The draft Zoning By-law Amendment contemplates the following:

Regulations will address the following:

- Min. setbacks (all), and landscaping; (to contribute to tree protection and stormwater infiltration)
- Driveways/curb cuts off local street, if possible; pick-up/drop-off areas; (to minimize traffic disruption)
- Max. building depth; and remove max. Gross Floor Area.(to manage density through setbacks)

	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	★

Permissions for Townhouses:

- Zones: all residential zones, along a major street
- Units: Min. 3
- Height: Max. 4 storeys (12 m.)
- Lot area and frontage: aligned with existing zoning

Permissions for Apartment Buildings:

- Zones: all residential zones, along a major street
- Units: Min. of 5; Max. 30
- Height: Max. 6 storeys (19 m.)

We want your feedback! Please complete our survey, available on the EHON Major Streets Website at <https://www.toronto.ca/majorstreets>. Your feedback will be used to shape the appearance of new development that could be built on these properties.

The survey will be live until **Mid-November, 2023**.

If you have any questions or additional comments, please e-mail us at EHON@toronto.ca