

# Expanding Housing Options in Neighbourhoods – Neighbourhood Retail and Services Study

# Welcome!

Love your local grocer, coffee shop, or other small biz?  
Wish you had one near you or even open one yourself?

**City Planning is proposing zoning changes to make it easier to open small businesses in and around residential neighbourhoods.**

**Tell us what you think!**



## 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

**For more information or to provide input:**

**Study Webpage:** <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/local-neighbourhood-retail-and-services/>

or scan the QR code:



**Email:** EHON@toronto.ca

## Land Acknowledgement for Toronto

"We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now 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."

## Land Acknowledgement for Scarborough

"The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands."

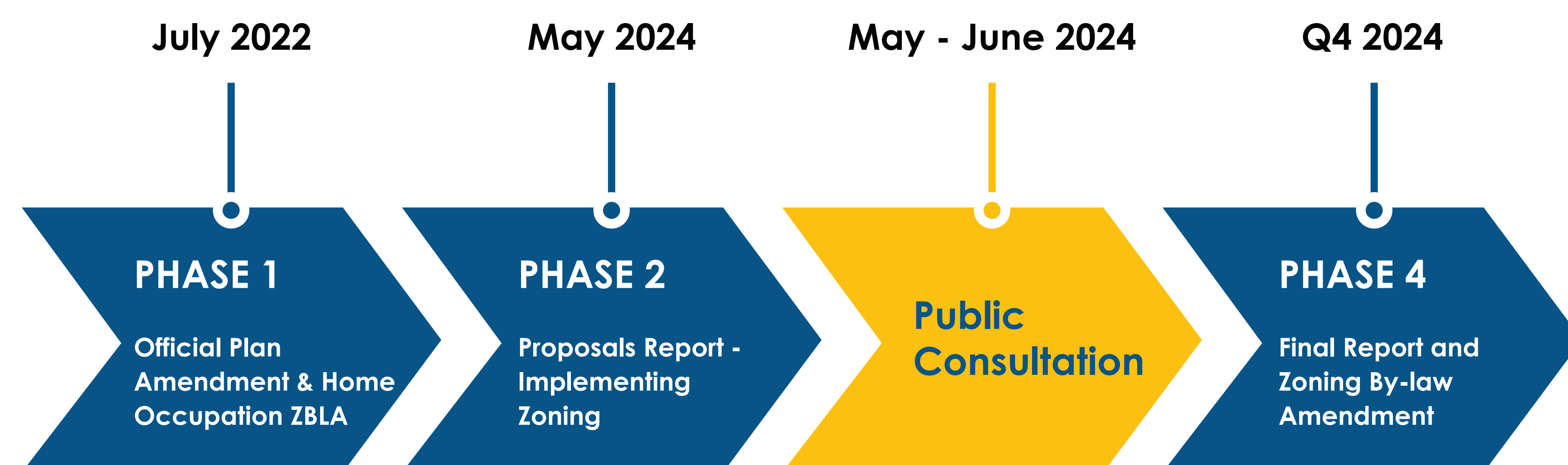


# Expanding Housing Options in Neighbourhoods – Neighbourhood Retail and Services Study

## About the Project

**Goal :** Support walkable, diverse and complete neighbourhoods by providing new opportunities for small-scale retail, service and office uses.

The project team has developed a zoning approach to permit certain small-scale retail, service and office uses on Residentially-zoned properties within Neighbourhoods city-wide. The draft Zoning By-law is the basis of this city-wide consultation program, with plans for a final report to be brought to Planning and Housing Committee for consideration in late 2024. Tell us what you think: what do you like, what changes would you like to see and what other questions or ideas you have.



### Retail



**Retail:** *Beaudega by Renard and Company*

### Office



**Office:** *Stock Image*

### Service



**Wellness:** *Dupont Naturopathic Family Centre*



**Eating Establishment:** *Contra Café*

### Home Occupation



**Health Services:** *Stock Image*



**Barber / Hairdresser:** *Stock Image*

# What Happened In Phase 1?

## Phase 1: Official Plan Amendment

Adopted by Council July 19, 2022; in force

- Supports new amenities, rather than just maintain existing
- Removed default requirement for a Zoning By-law amendment
- Left detailed regulations to Zoning By-law (uses, locations, etc.)

Small-scale retail, service and office uses support daily life in Neighbourhoods and encourage complete, connected communities, contributing to amenity, sustainability, equity, diversity, and vitality.

Small-scale retail, service and office uses are permitted on properties in Neighbourhood that legally contained such uses prior to the approval date of this Official Plan.

New small-scale retail, service and office uses may be permitted in Neighbourhoods provided that they:

- a) Have minimal adverse impacts on adjacent or nearby residences, such as those from noise, parking, delivery and loading, and other impacts from activities associated with the small-scale retail, service and/or office use;
- b) Are of a physical scale and in a location that is compatible with and integrated into the Neighbourhood; and
- c) Serve the needs of residents in an effort to reduce local automobile trips.

## Phase 1: Zoning By-Law Amendment

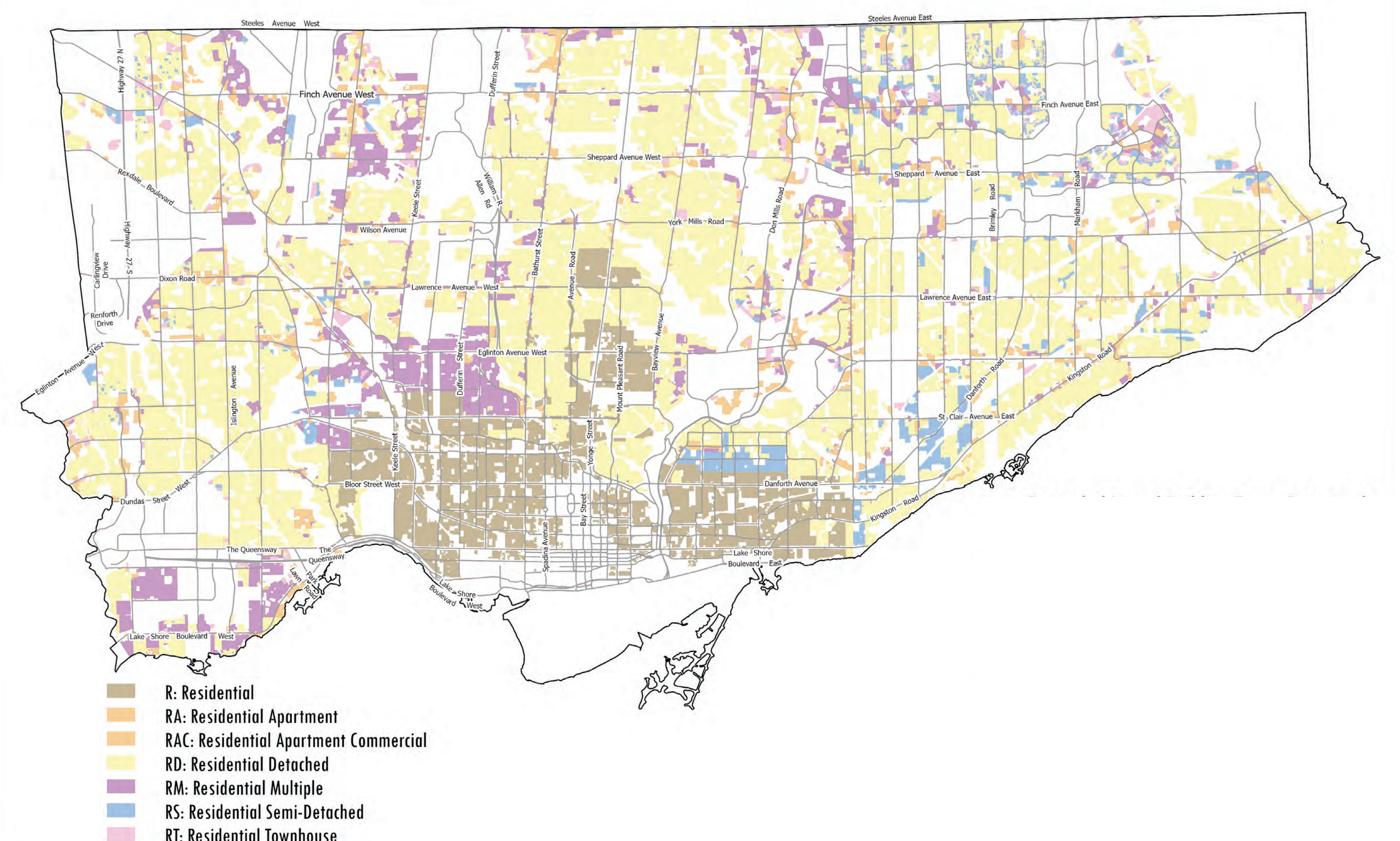
Adopted by Council July 19, 2022; in force

Home Occupation permissions equalized for all residential zones across the city

**Now all residential zones permit home occupations that are:**

Small medical office, such as: doctor, physiotherapist, chiropractor, as well as the following personal service shops:

- |                  |                 |                     |
|------------------|-----------------|---------------------|
| (a) barber;      | (c) beautician; | (e) seamstress; and |
| (b) hairdresser; | (d) dressmaker; | (f) tailor;         |

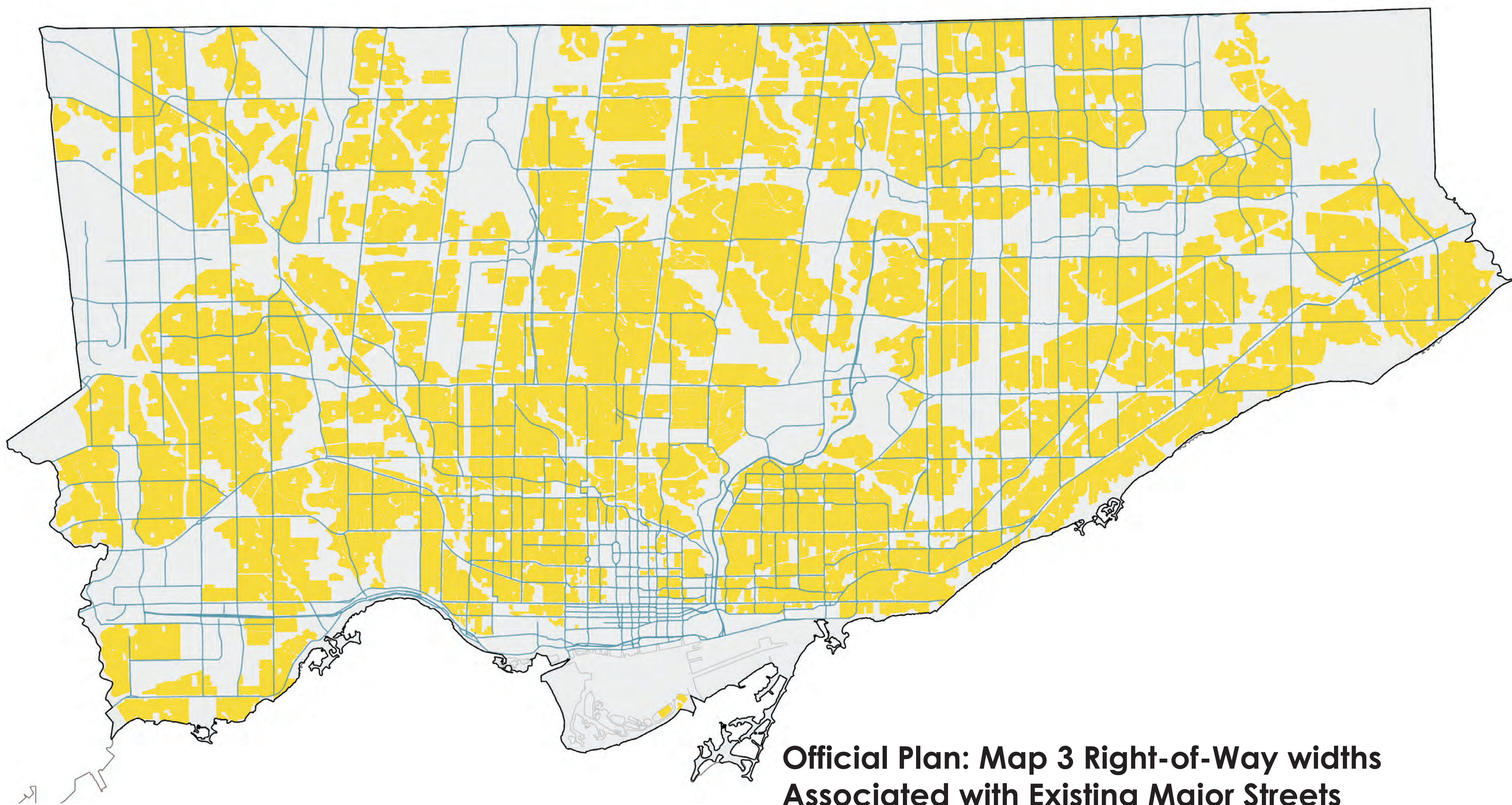


# What is a “Neighbourhood”? What Are Major Streets? What are Residential Zones? Land Use Designations and Major Streets in the Official Plan

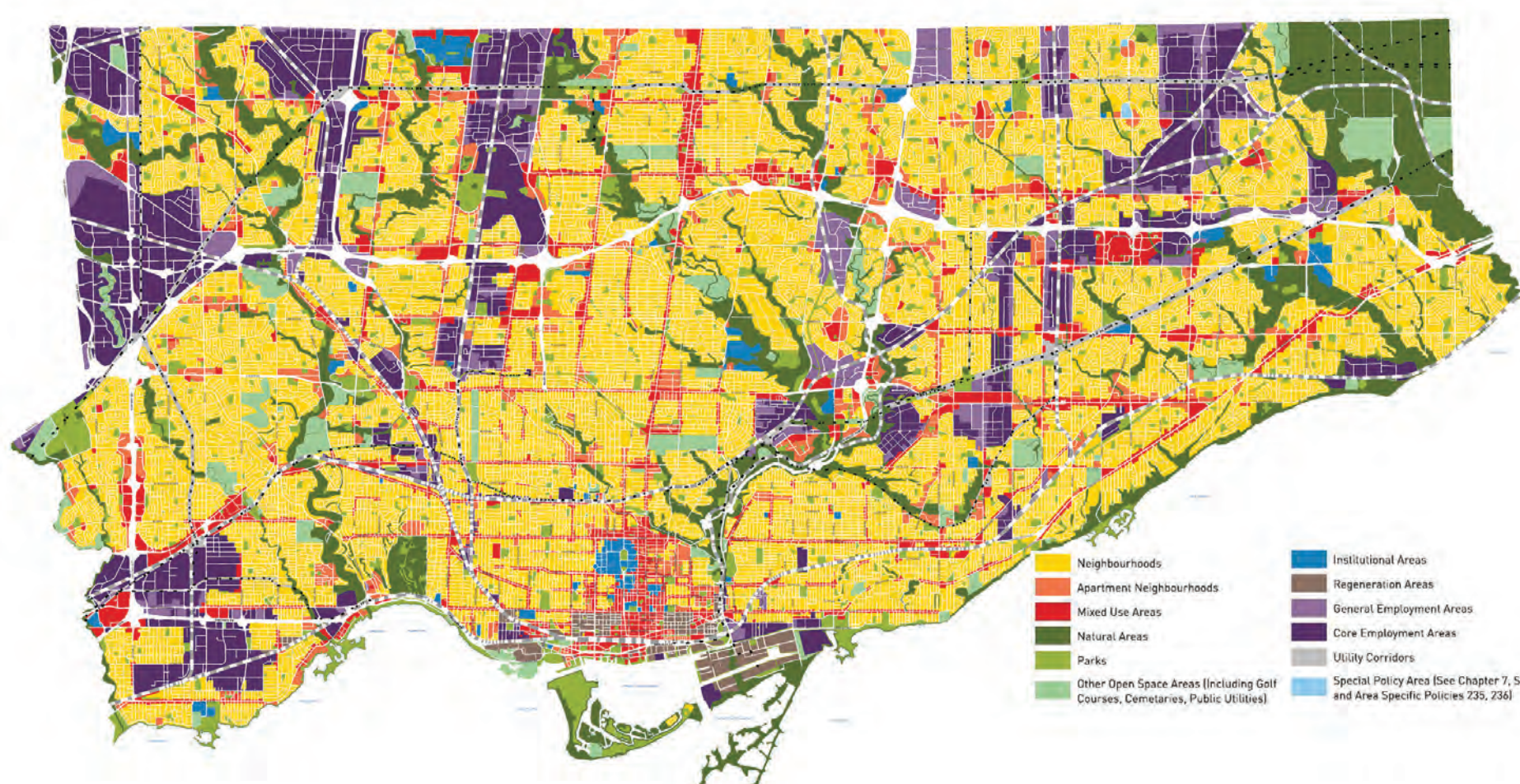
The **Official Plan** is a document that uses words, maps and pictures to describe the City's vision for the future and set policies to guide land use and other city building decisions.

## Neighbourhood Designated Properties

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

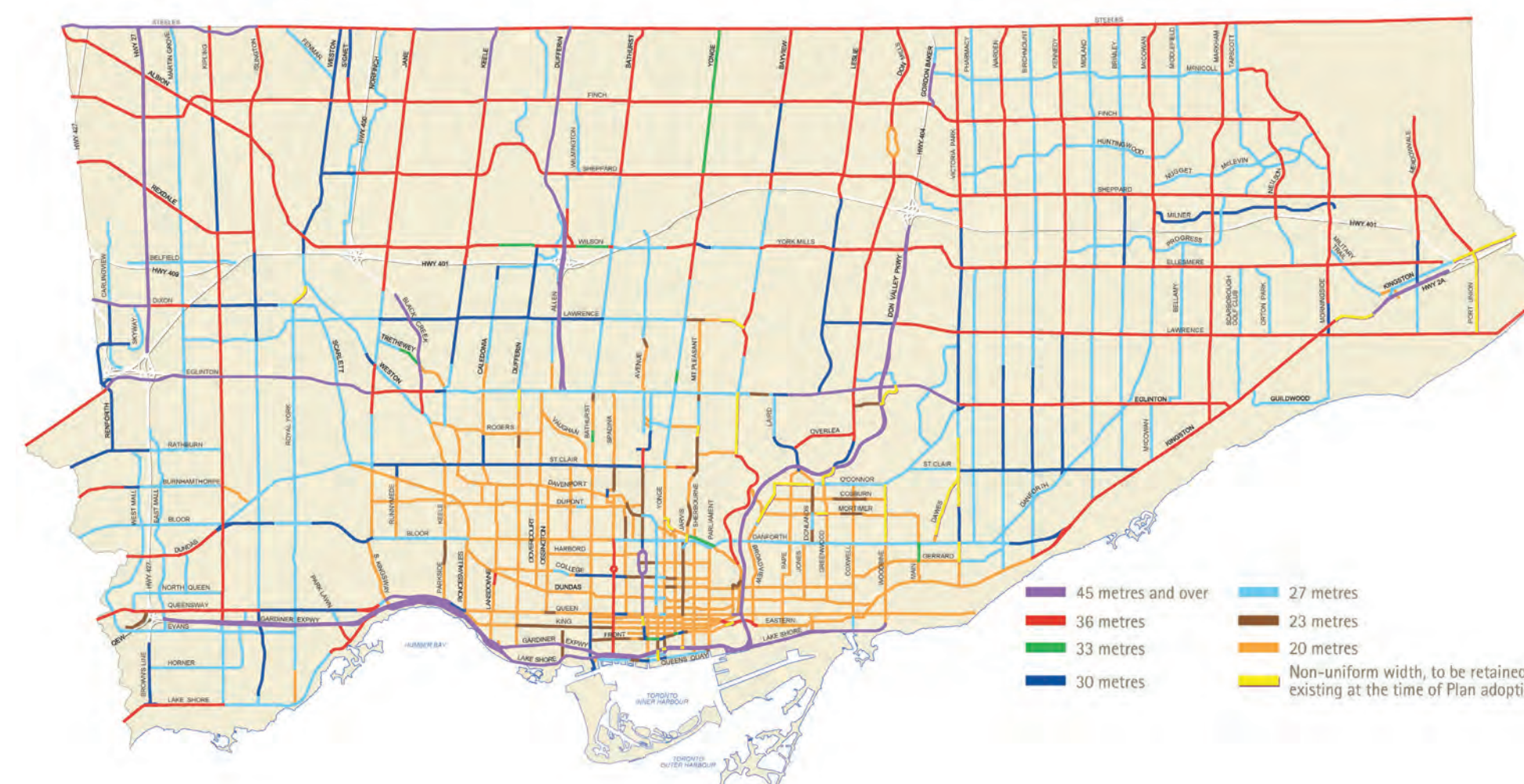


## Official Plan Land Use Designations



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

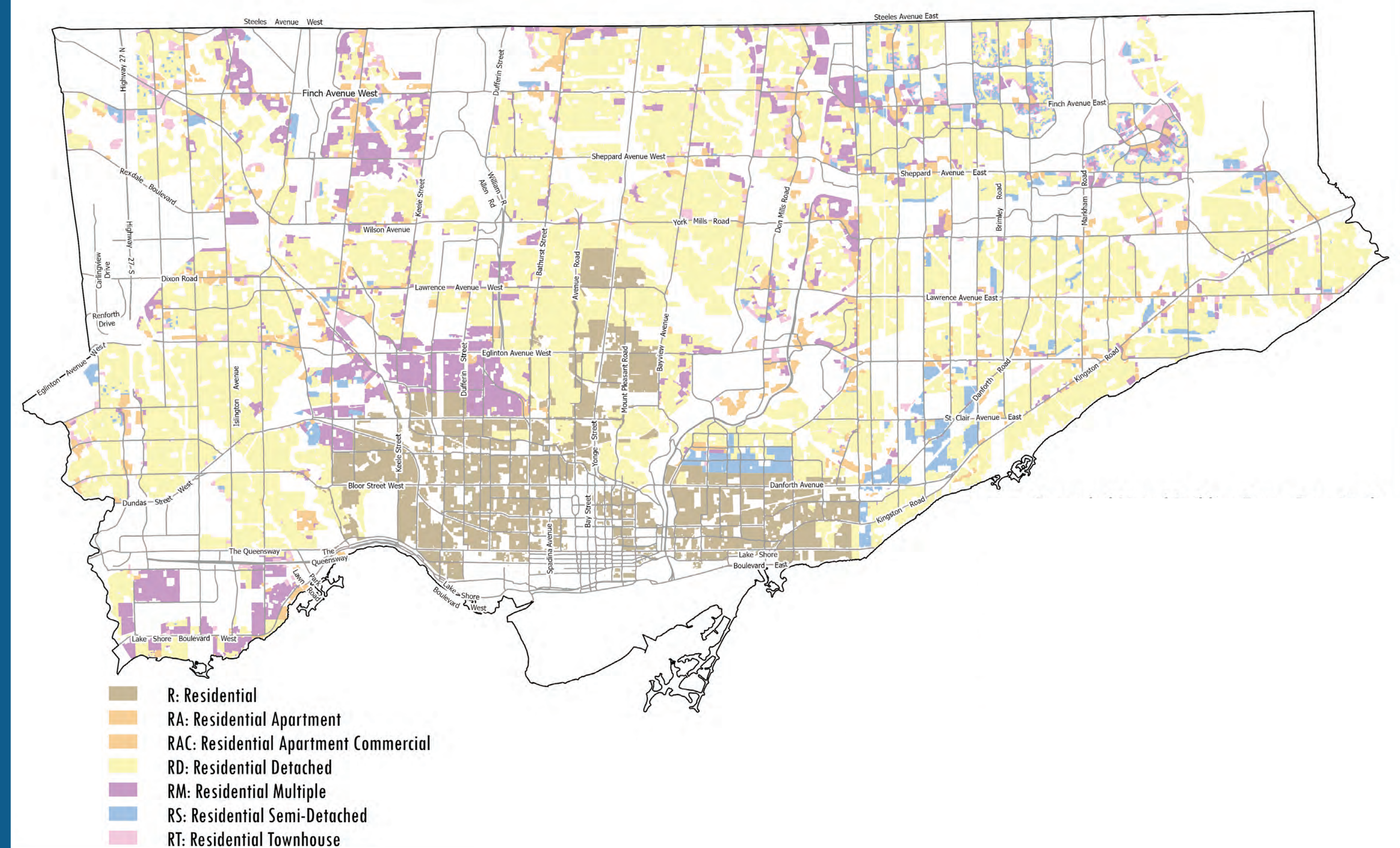
This map identifies the roadways at the centre of the EHON Major Streets Study



Toronto's Zoning By-law implements the policies of the Official Plan with a set of detailed rules describing what is permitted on a piece of land, including size, height, location and use of buildings and structures; as well as parking and loading spaces.

Different types of zones include: Residential, Commercial, Employment-Industrial and Open Space. This project is proposing changes that apply to five Residential Zones: R-Residential, RD – Residential Detached, RM – Residential Multiple, RS – Residential Semi Detached, RT – Residential Townhouse.

## This map shows where the Residential Zones are found across Toronto



# Principles of the Proposed Zoning By-law

## What locations are compatible within the Neighbourhood for Retail, Service and Office uses?

1. A broad range of uses permitted on Major Streets;
2. More limited, neighbourhood focused uses permitted on interior streets;
3. Corner sites prioritized on interior streets;
4. Leverage existing neighbourhood amenities (parks, schools, commercial sites); and
5. More flexibility for Home Occupations, including allowing them to operate in rear garages and other ancillary buildings.

## What makes a Major Street a good location?

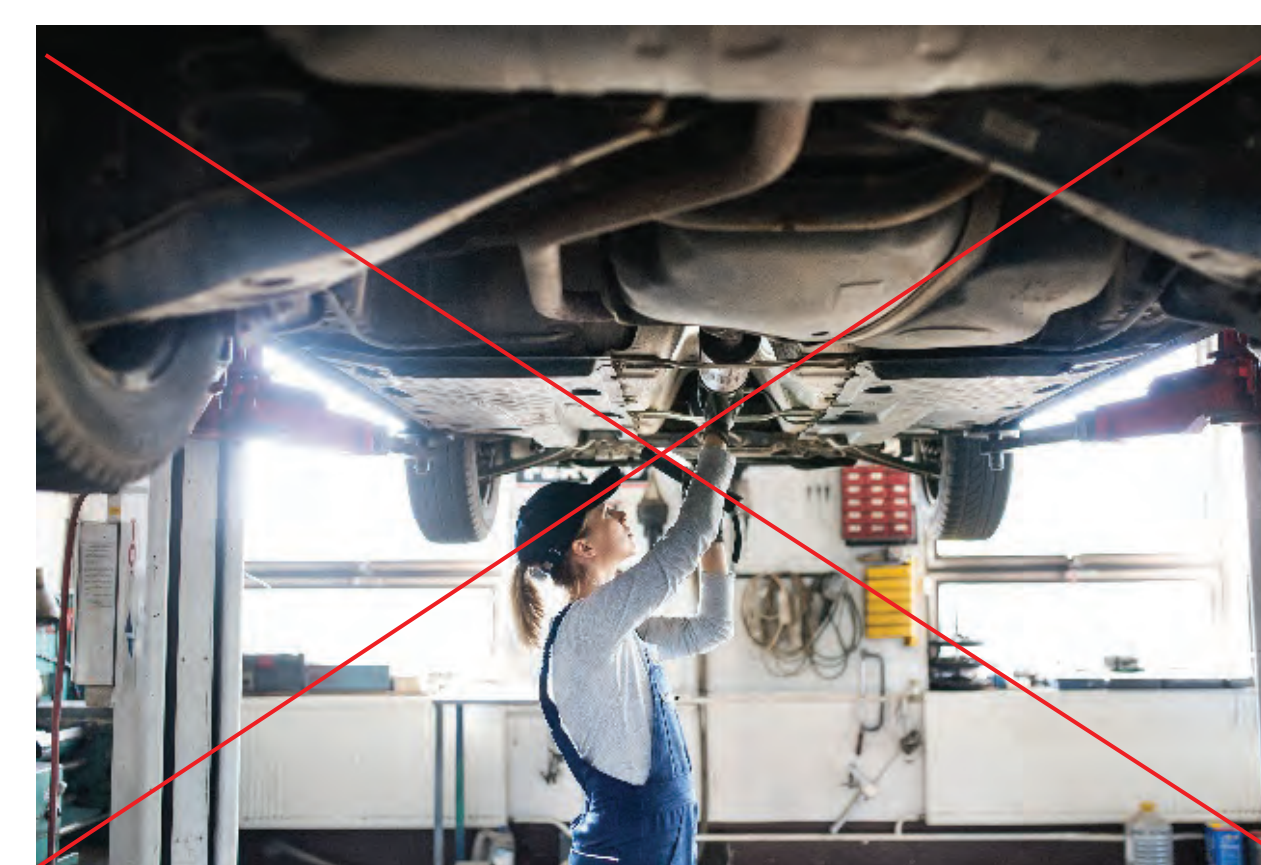
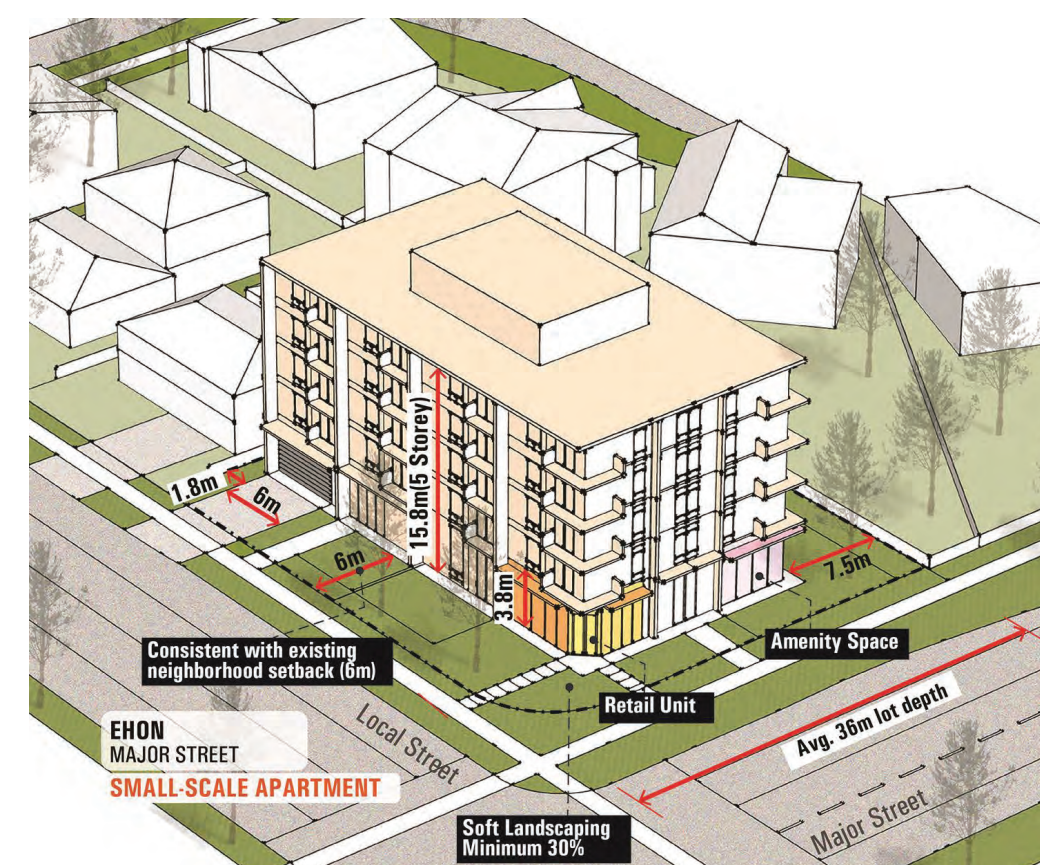
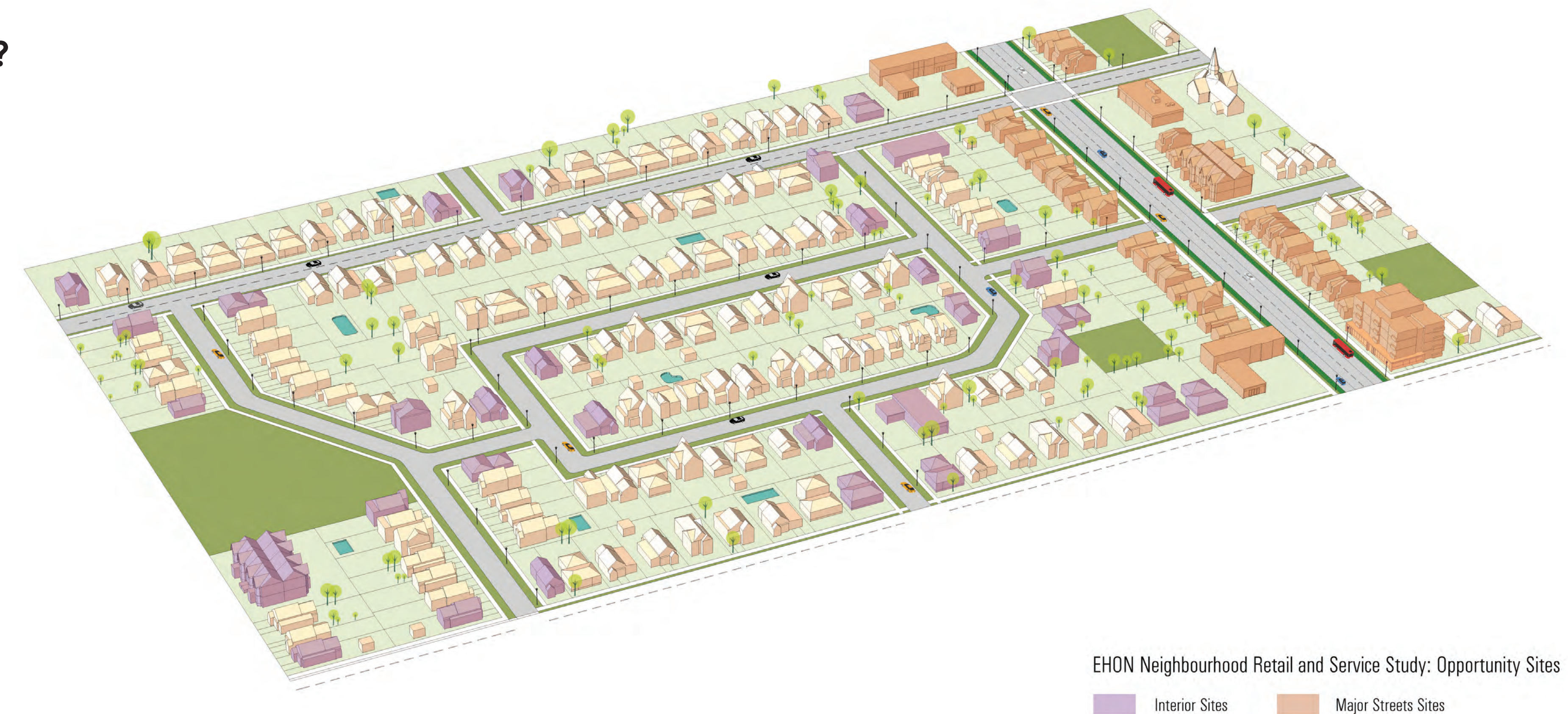
1. Sidewalks
2. Transit Access
3. Gateway to the neighbourhood
4. Walking distance from many homes
5. Parking on-street and in lots in some areas
6. Bike infrastructure in some areas (bike lanes, bike share, locking posts)
7. Potential redevelopment sites

## What is small scale?

1. "Think Inside the Box" of existing zoning by-law standards
2. Identify maximum GFA based on typical historical small-scale unit sizes, with higher GFA permitted on major streets (150m<sup>2</sup>) compared to interior sites (110 m<sup>2</sup>)
3. No minimum GFA
4. On Major Streets sites, differentiate total building non-residential space from individual unit sizes (a total of 400 m<sup>2</sup> in apartments, 250 m<sup>2</sup> in other building types)
5. Maintain existing Home Occupation rules (100m<sup>2</sup> or 25% of total building).
6. Small outdoor patios (10 m<sup>2</sup>)

## How to Avoid Adverse impacts?

1. Restrict on-site food preparation on interior streets ("limited to hot beverages or pre-packaged, low-risk food items")
2. Maintain existing use permissions for Home Occupations but create flexibility for customers and employees.
3. Ensure proper storage of waste and recyclable materials.
4. Avoid sensitive uses (e.g. vehicle repair, manufacturing, animal shelter)
5. Focus non-residential uses on the ground floor.
6. Note importance of other By-laws (Property Standards, Noise)



# Proposals for Residentially Zoned Sites on Major Streets

## New Uses Proposed:

- Art Gallery
- Artist Studio
- Social Club
- Education Use
- Market Garden
- Medical Office
- Office
- Outdoor Patio
- Pet Services
- Production Studio
- Recreation Use
- Retail Service
- Service Shop
- Eating Establishment
- Performing Arts Studio
- Personal Service Shop
- Take-out Eating Establishment
- Automated Banking Machine

## Small Scale

- Building envelope unchanged from new permissions along Major Streets (e.g. height, setbacks)
- No minimum floor area size
- Max gross floor area per unit – 150 m<sup>2</sup> (~1615 SF)
- Max gross floor area per apartment building – 400 m<sup>2</sup> (~4305 SF)  
Max gross floor area per all other building types – 250 m<sup>2</sup>, (~2690 SF)
- Outdoor patios, or display of goods – max 10 m<sup>2</sup> (~110 SF)
- In an apartment building, the first storey of the building must have a minimum height of 3.8 metres

## Locations:

- Any lot on a Major



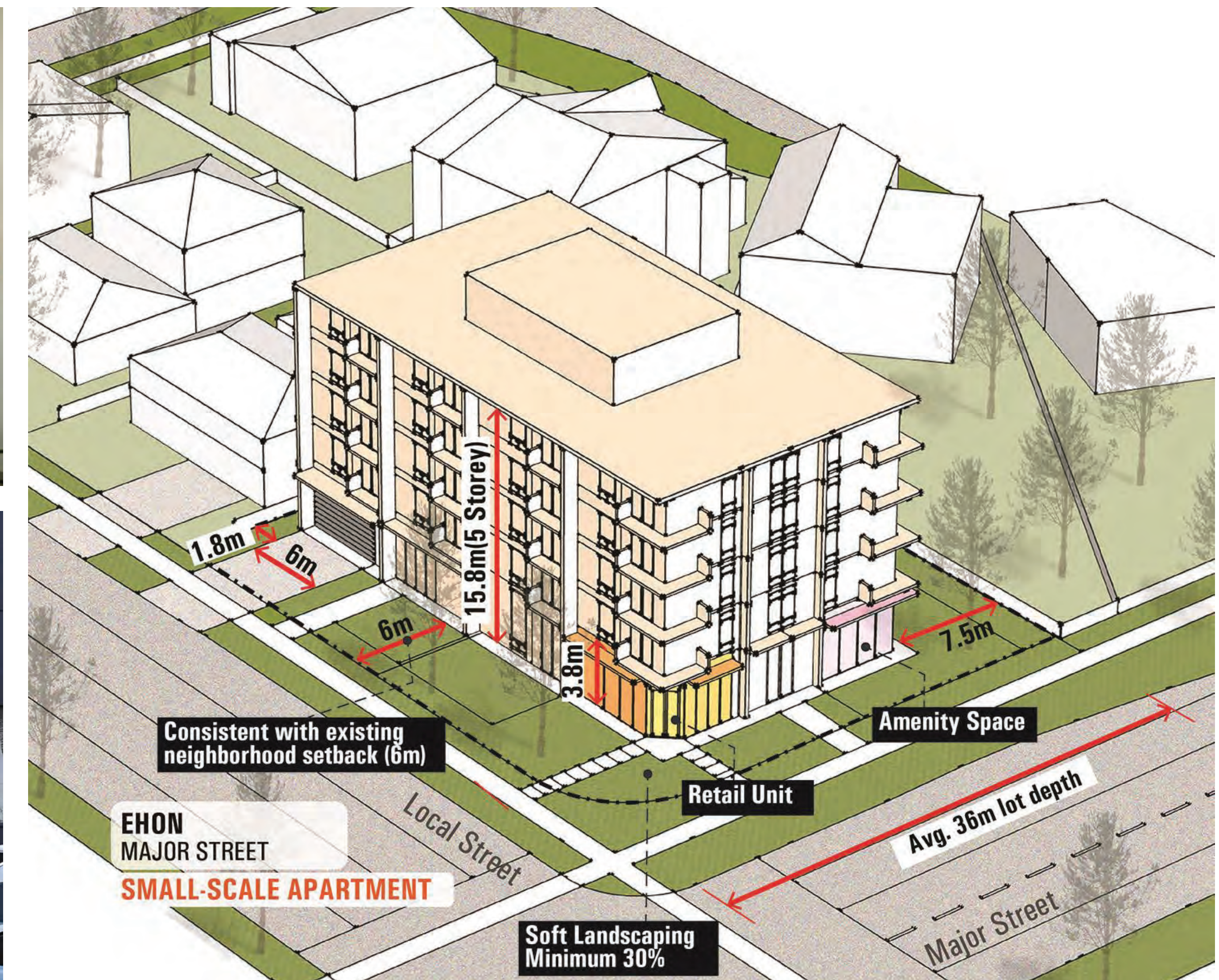
## Some examples of where might these be established include:

- Ground floor of new or existing apartment buildings
- Conversion of the main floor of an existing home
- Conversion of an entire existing residential home into a commercial building
- Re-establishment of a historical commercial space



## Avoiding Adverse Impacts

- Main commercial entrance must front onto major street
- Only the following uses are permitted above the ground floor: Medical Office, Office, Education Use
- In an apartment, residential and commercial uses must have separate entrances
- Main entrance to commercial unit must have ramp access if not level with the sidewalk



# Proposals for Residentially Zoned Sites off Major Streets (Neighbourhood Interiors)

## New Uses Proposed:

- Retail Store
- Option for an ancillary Eating Establishment or Takeout Eating Establishment incorporated into the store,
- Permission for a small outdoor patio

## Small Scale

- Building envelope unchanged from existing residential standards (e.g. height, setbacks)
- No minimum floor area size
- Maximum commercial floor area of 110 m<sup>2</sup> (~1200 SF), equivalent to space that is about 6 metres wide and 18 metres deep or 20 x 60 feet.
- Maximum outdoor patio size: 10 m<sup>2</sup> (~110 SF)
- Maximum Outdoor space for display of goods: 10 m<sup>2</sup> (~110 SF)

## Locations:

- Corner Lots
- Adjacent to a park or a public school that fronts on the same street;
- Adjacent to another non-residential lot (Commercial, Commercial Residential, Commercial Residential Employment, or Institutional zone categories)



## Some examples of where these might be established include:

- Re-establishment of a historical retail space
- Conversion of some portion of or the entire main floor of a house



## Avoiding Adverse Impacts

- Store must not be above the ground floor
- Waste and recyclable material must be stored in a wholly enclosed building
- Food and beverages limited to hot beverages and low-risk or pre-packaged, ready-to-eat food items (to ensure limited food preparation and machinery on-site)
- Patio may not be used to provide entertainment such as performances, music and dancing
- Patio must be set back at least 1 metre from a Residential lot line and have a fence along the lot line.
- No requirement for parking spaces (though owners may choose to provide)

# Proposals for Home Occupations (Home-Based Businesses)

These permissions for home-based businesses apply to residents of every home, whether you own or rent your own home.

## More Flexibility Proposed:

- The range of uses permitted to take place in a home would be unchanged
- Customers: New permissions would allow certain business to see customers and clients. These are:
  - education use,
  - artist studio,
  - office,
  - pet services,
  - production studio,
  - service shop, and
  - custom workshop
- Employees: Any business may have up to two employees at a time working in the home along with the resident/business operator. Currently only health-related businesses are permitted to have one employee.

## Small Scale

Rules unchanged from existing By-law:

- The floor area for a home occupation may not exceed the lesser of:
  - (A) 25% of total interior floor area of the dwelling unit the home occupation is located in; or
  - (B) 100 square metres.
- There may be no exterior alteration to a building to accommodate a home occupation.

## Locations:

- New permissions would remove the prohibition against home occupations in ancillary buildings, such as a detached garage.
- No changes to existing zoning regarding setbacks, density or landscaping

## Some examples of where these might be established include:

- Detached garage or shed beside or behind a house
- Garage or shed on laneway
- New building behind a house or on laneway
- Currently home occupations are permitted in integral garages, as well as garden suites and laneway homes.

