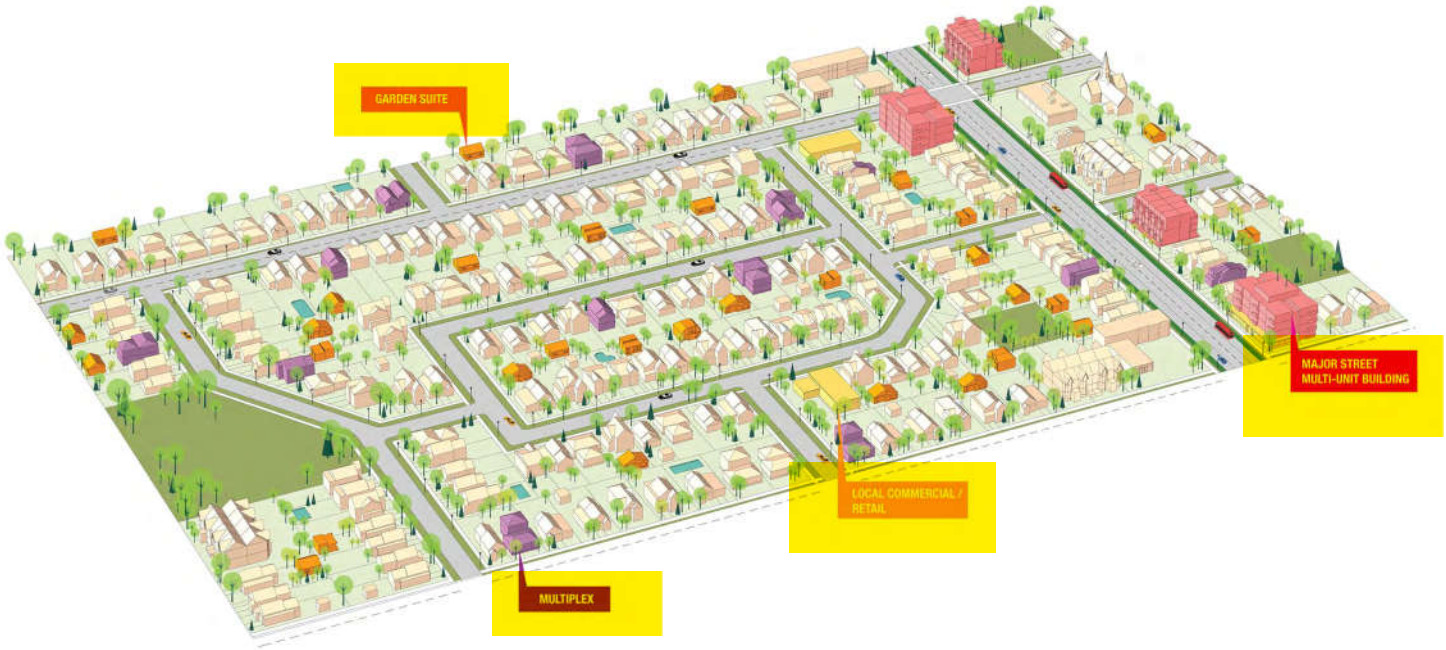
EHON Initiative in a Neighbourhood Context



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**.

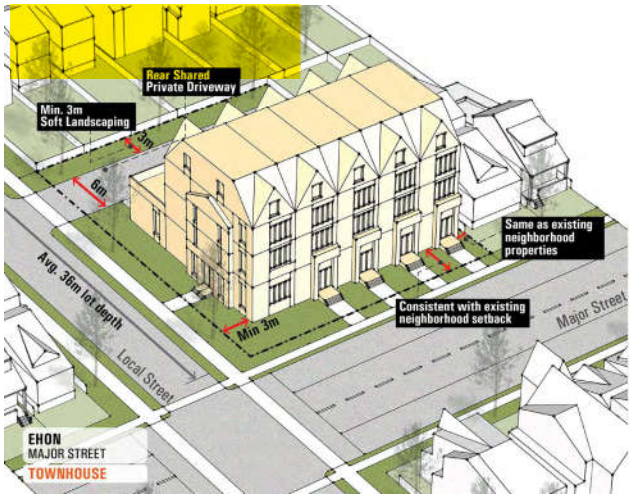
Consider both **the existing and planned context** and the site-specific attributes of the lots, and increase the number of dwelling units by assembling existing lots.

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.

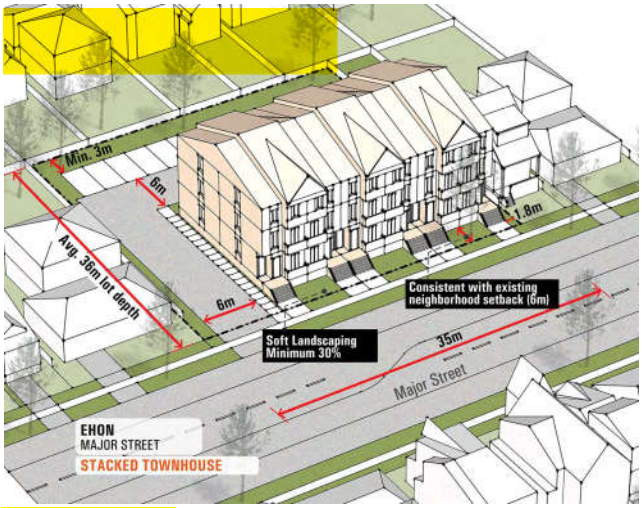
Urban Design Demonstration Designs

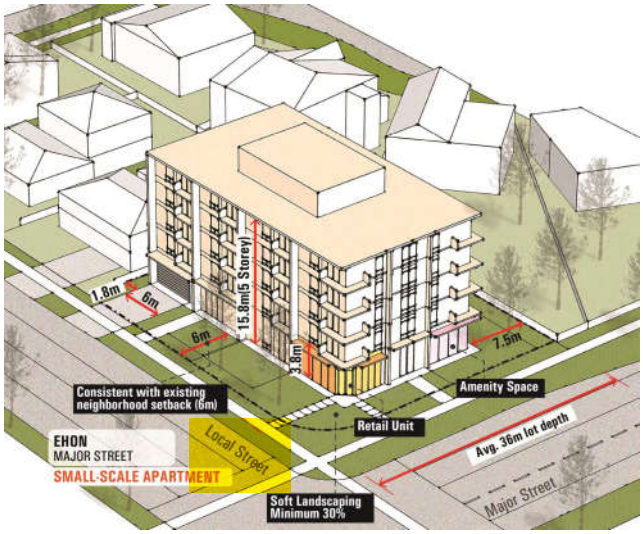
Townhouses

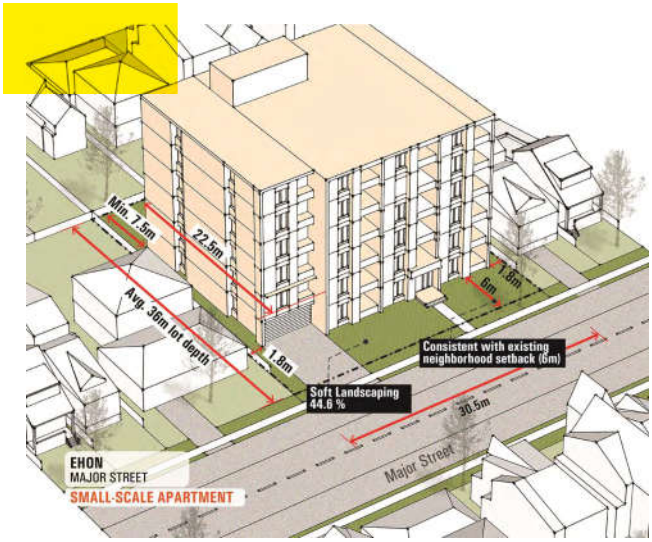


Note that this complex fronts onto a local neighbourhood street (e.g. Chestnut Hill Pkwy)

Small Scale Apartment Building





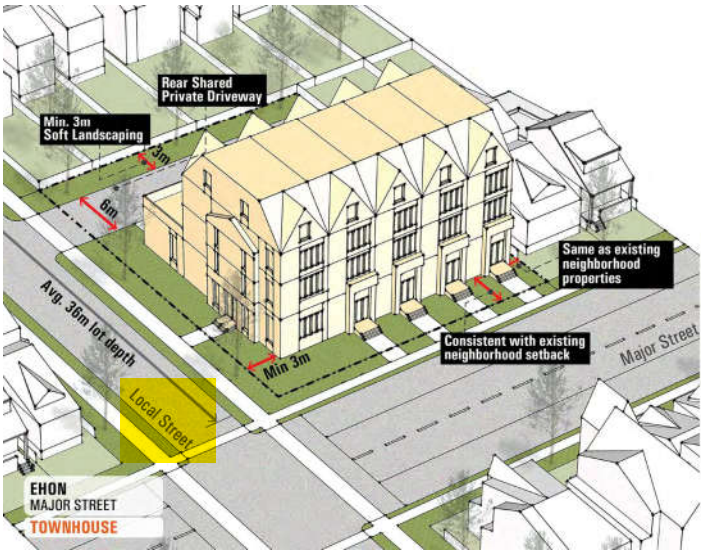


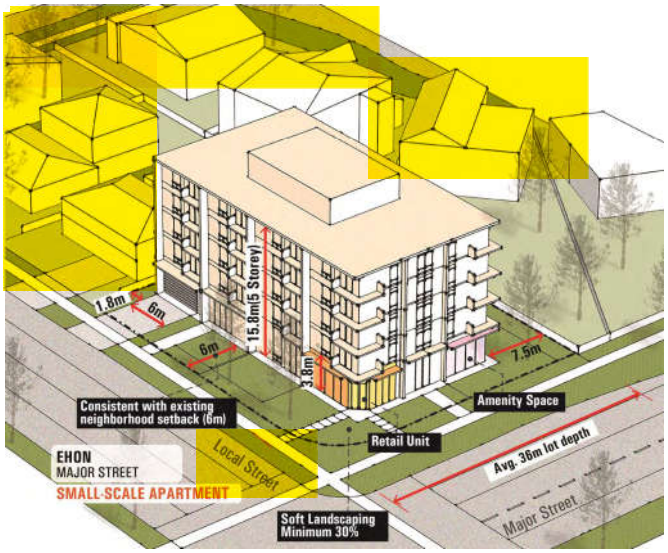
Draft Zoning By-law (569-2013) Amendment

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

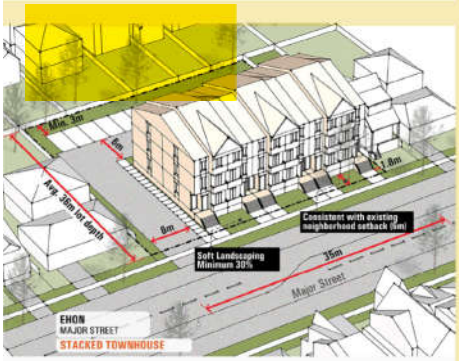
EHON Major Streets

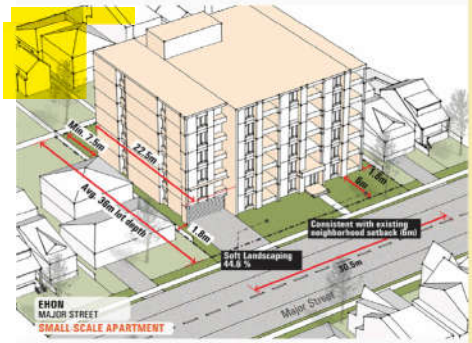
A Fact Sheet on EHON's Major Streets Study

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**.

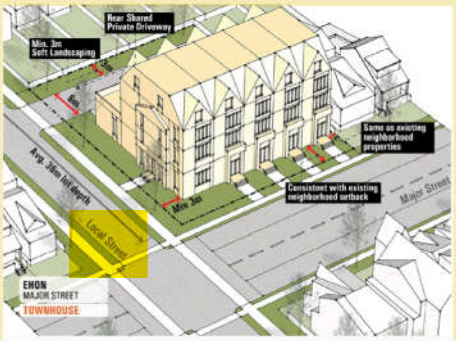
Below are models of residential buildings that could be built along major streets. They have been modelled to accommodate onsite vehicular parking.

Possible Mid-Block Residential Building Options



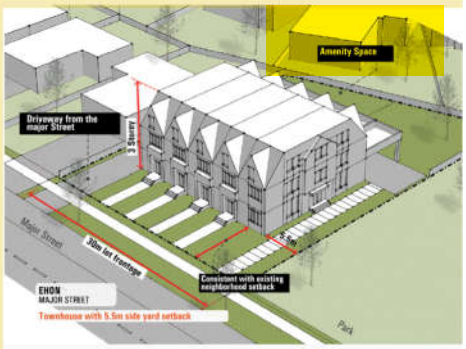


Possible Corner Site Residential Building Options



Retail space is shown in this building

Possible Through Lot Residential Building Options



A pedestrian connection to the local street is provided for here

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