TORONTO

Stephen Holyday

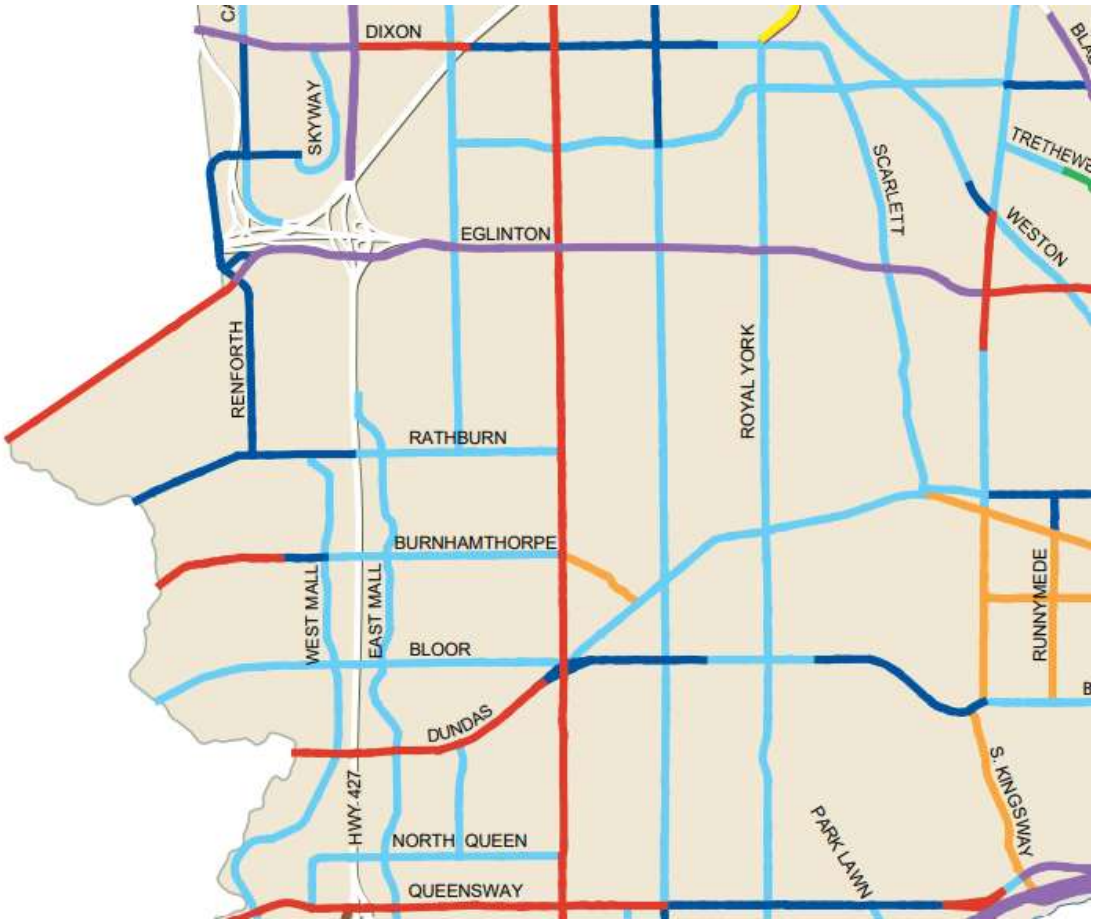
Councillor, Ward 2 Etobicoke Centre

Dear Resident,

I would like to inform you of a very important City decision that is taking place regarding land use and building permissions allowed on major streets in our city. This decision considers an Official Plan Amendment and new Zoning policies which support the intensification of residential land along major streets where it had been previously protected as stable neighbourhoods.

The proposed changes would allow the construction of four-storey townhouses and six-storey apartment buildings (up to 30 units) on the lots of detached/semi-detached homes located along major streets. Owners of these properties would not need to seek additional permission to obtain a building permit for these larger buildings. This could result in property lot patterns changing through assembly or division under a separate process.

The changes would apply to a residential lot abutting a major street identified on the City's Official Plan (see image below). This may include the front of the lot, or the back of the lot. By extension, the changes would impact adjacent or abutting homes on streets next to the major streets, and more generally the entire neighbourhood.



Examples of Major Streets in Etobicoke Centre include:

- Renforth
- East Mall
- West Mall
- Martin Grove
- Kipling
- Islington
- Royal York
- Scarlett
- Dixon
- The Westway
- Eglinton
- Rathburn
- Burnhamthorpe
- Bloor
- Dundas

Although there are many existing building types found along these streets, the proposed

changes are focused on existing residential detached, or semi-detached, homes in areas which generally only allow these housing types. This includes lots which front on the major streets, and through-lots which back onto the major streets, but front onto an interior street.

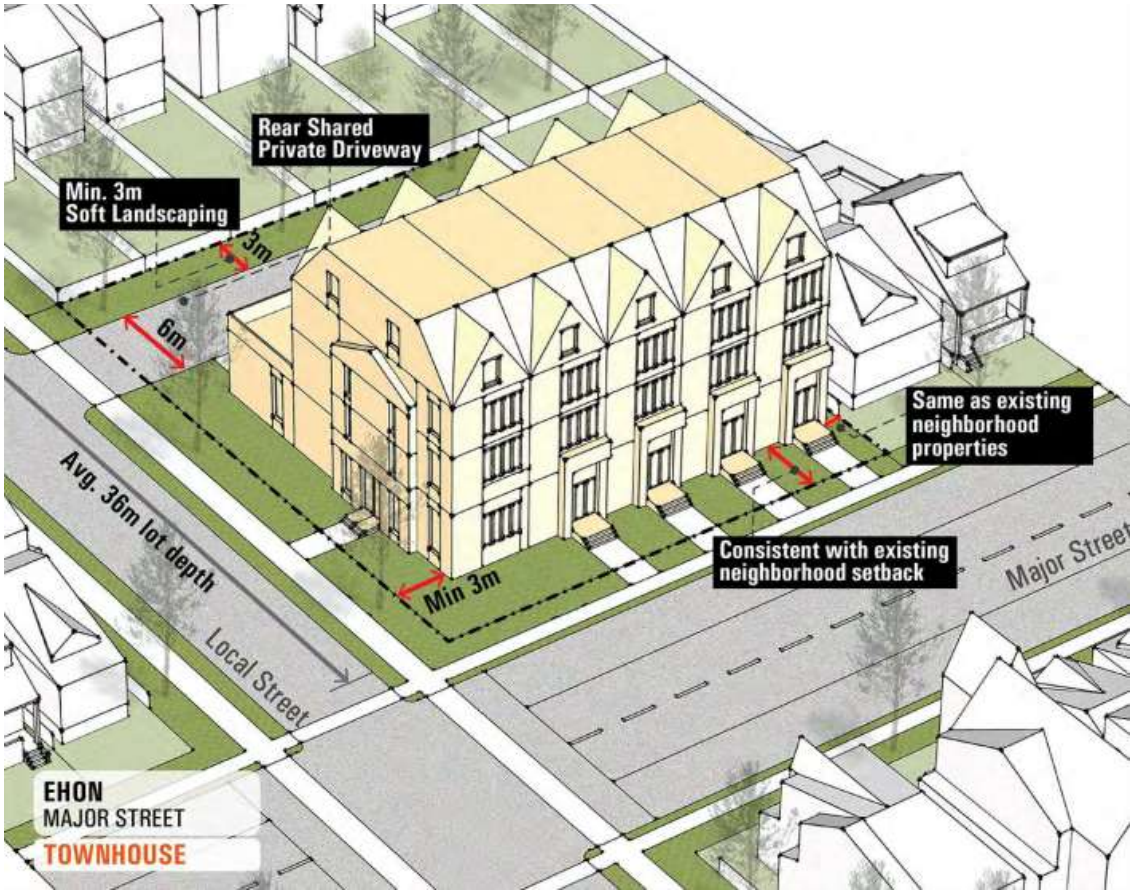
The new proposal will allow the introduction of new two housing types, townhouses and small apartment buildings of 30 units or less. The proposal will also establish controls for front, rear and side setbacks, building height, driveway configurations, and limit driveway access. The proposal requires a minimum of zero parking spaces to be provided.

As applied to the existing zoned lands in Ward 2, these regulations are generally more permissive than what is allowed for a detached/semi home:

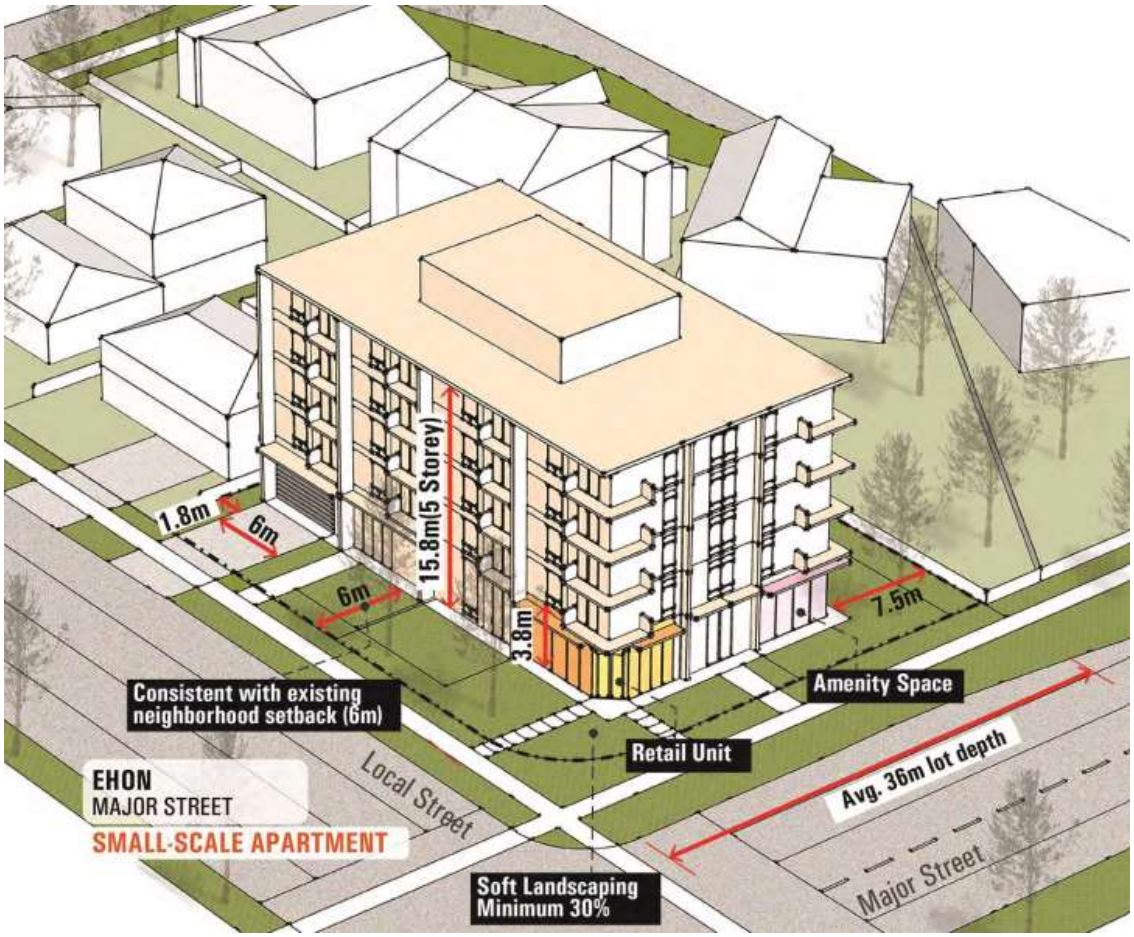
	Townhouses	Small Apartments
Max Height	13 metres/4 storey	19 metres/6 storey
Max Building Length	19 metres	25+ metres, longer needs larger side setback
Max Lot Coverage	50%	50%
Min Frontage	6 metres with driveway 5 metres without driveway	n/a
Min Side Setback	0.9 m to 7.5 m depending on units fronting the street	1.8 - 2.4 metres 5.5 metres with primary windows
Min Rear Setback	7.5 metres	7.5 metres
Density (FSI)	Not regulated	Not Regulated
Parking Minimum	0 spaces	0 Spaces

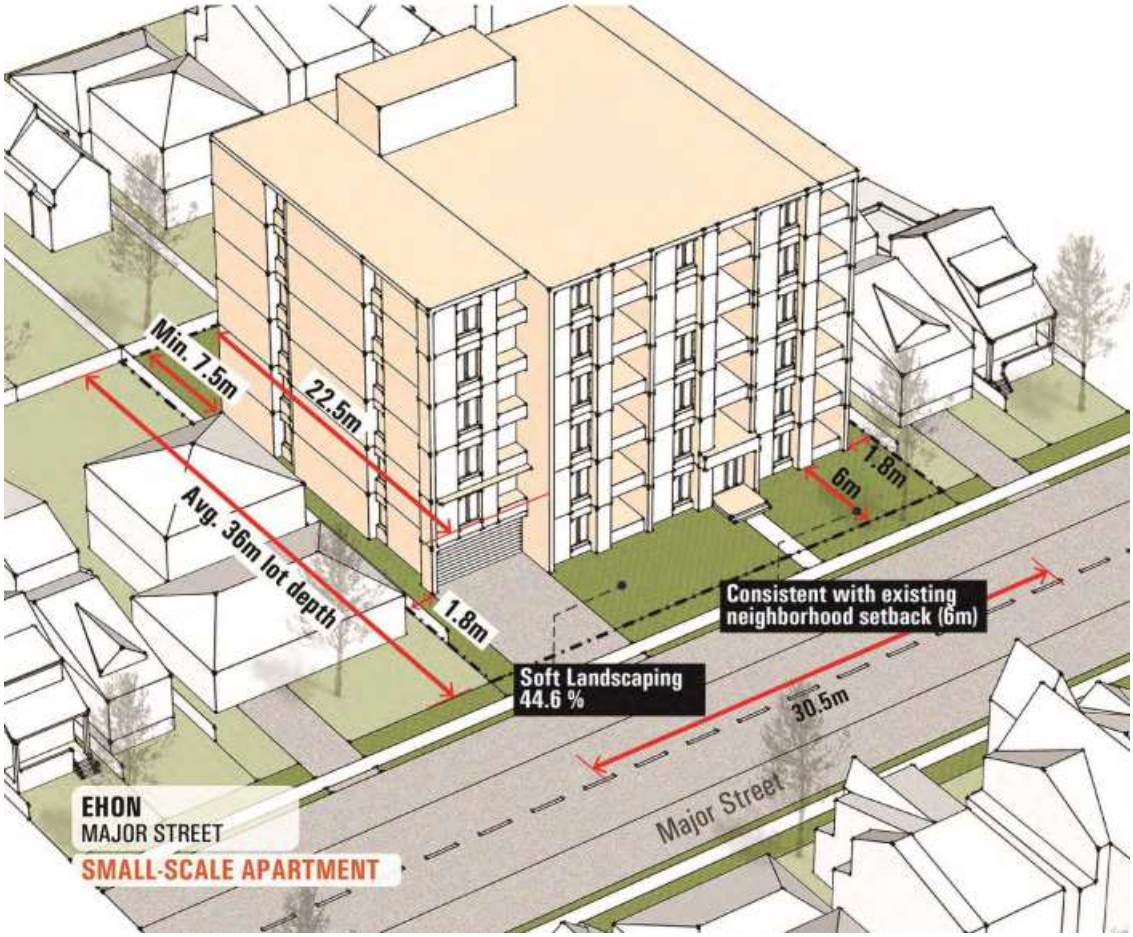
The following illustrations were released earlier in the policy development process and serve as a general guide to the proposals before the Committee:

Townhomes (3)


Rear Shared
Private Driveway
Min. 3m
Soft Landscaping
3m
6m
Avg. 36m lot depth
Local Street
Min 3m
Same as existing
neighborhood
properties
Consistent with existing
neighborhood setback
Major Street
EHON
MAJOR STREET
TOWNHOUSE

Local Street
Consistent with existing neighborhood setback (5m)
6m
15m
3m
45m lot depth
2.1m
Soft Landscaping Minimum 30%
EHON
MAJOR STREET
TOWNHOUSE (REAR FACING LOT)
Major Street


1.8m
6m
6m
15.8m(5 Storey)
3.8m
7.5m
Amenity Space
Consistent with existing neighborhood setback (6m)
Retail Unit
Avg. 36m lot depth
EHON
MAJOR STREET
SMALL-SCALE APARTMENT
Local Street
Soft Landscaping Minimum 30%
Major Street



Approval Process:

On May 9th 2024, City Council's Planning and Housing Committee will be discussing the Major Streets Study under the Expansion of Housing Options in Neighbourhoods (EHON) program. Details on the item and report may be found here: Agenda Item History - 2024.PH12.3 (toronto.ca).

The meeting is broadcast live to Youtube. Citizens may appear to speak before the Committee or may write to the Committee. Email links to make a submission may be found on the Committee webpage linked above.

If a decision is made by the Committee to advance the new policies, they will go before City Council for debate on May 22, 2024.

I have heard from several individual residents and resident associations outlining grave concerns with this new proposal for intensification along major streets. Among them are the disruption to the character of the neighbourhood, the impacts of light and shadows of the larger

buildings, and the unmitigated impact of overflow parking when it is undersupplied by the developer.

Additionally, some neighbourhoods have enduring concerns about sewer capacity which has not been fully addressed and would be exacerbated with additional densities as proposed. These matters remain unresolved, and for these reasons I cannot support the proposal and intend to debate this matter vigorously at Council.

Whether you support or oppose either the new permissions for townhouses or apartments, or both, I would like to hear from you. Please send me an email message on what you think of this policy proposal.

For more information on the Major Streets Study please visit the City's official page: https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/major-streets-study/ and/or contact my office at 416-392-4002.

Regards,

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