

A Generational Shift in Planning & Development

A discussion on major changes to planning policy, regulations, procedures and their potential relevance to residents of Teddington Park

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Teddington Park Residents Association Area



Areas of Discussion

- 1) Changes to how we regulate automobile parking
- 2) Bill 109 – Changes to Planning Approval Processes
- 3) Establishment of the Development & Growth Division
- 4) Bill 23 – Changes to Appeal Rights & Residential Unit Increase
- 5) Multiplex Housing Zoning Amendment
- 6) Federal Housing Accelerator Fund



Areas of Discussion

- 7) Intensification of Upper Yonge Street
- 8) Other Intensification Measures
- 9) Future Changes to Mid-Rise Rear Transition Standards
- 10) Recent development applications in the vicinity of Teddington Park
- 11) Recent Committee of Adjustment and TLAB applications in the vicinity of Teddington Park



By-law 89-2022

Update Parking Standards for Automobiles under By-law 569-2013

- Passed by Toronto City council in December 2021 and in full force and effect in 2022.
- Established for the first time a MAXIMUM parking rate for automobiles for all land uses controlled on lands within the City-Wide Zoning By-law 569-2013.
- Requires minimum visitor and accessible parking spaces based on specific land uses.
- The effect is that new development could technically provide zero parking spaces, other than for accessible parking and visitor parking for those uses that require them.



February 2022

Bill 109: the More Homes for Everyone Act, 2022

Planning Act Changes to the application processes

- Received Royal Assent on April 14, 2022.
- Makes changes the planning approval processes and requires that the City refund development application fees if a final decision on an application is not made within the following Provincially-prescribed timelines:
 - ☐ 120 days for an Official Plan amendment
 - ☐ 90 days for a Zoning by-law amendment
 - ☐ 60 days for Site Plan Control

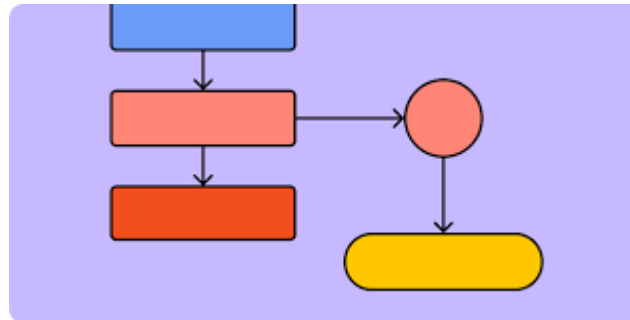


April 2022

Amount of refund	Type of Planning Application		
	Zoning & OPA combined	Zoning	Site Plan
No refund	Decision is made within 120 days	Decision is made within 90 days	Plans are approved within 60 days
50%	Decision made within 121 days and 179 days	Decision made within 91 days to 149 days	Plans are approved between 61 days and 89 days
75%	Decision made within 180 and 239 days	Decision made 150 days and 209 days	Plans are approved 90 days and 119 days
100%	Decision made 240 days and later	Decision made 210 days and later	Plans are approved 120 days and beyond

Toronto City Planning Changes in response to Bill 109

- Deleted the Preliminary Report in the application process and introduced a Pre-Application Consultation Process (PAC meeting). This has the effect of identifying the planning issues that the City may have with a proposal before it is an actual application (i.e., before the clock starts ticking)
- After the PAC meeting(s), a Planning Checklist is provided with the listy requirements for a “complete application”. Once an application is considered “complete” is when the clock starts ticking.
- Site Plan Control applications can no longer be done in concert with OPA and Rezoning, and in fact can only be applied once the rezoning is in full force and effect. OPA and Rezoning can still be done in combination.
- Grouping community consultation meetings geographically and holding them on set days and times within each district.



April 2023

The Establishment of the Development & Growth Division

- Created out of the former Mayor John Tory's office, a mandate to streamline approvals process and build more housing faster.
- Establish a new Deputy City Manager (Jag Sharma) over City Planning, Housing Secretariat and Toronto Building divisions and create a newly established Development Review division.
- Under the new Development & Growth Services, all roles responsible for development review will be centralized, allowing the City to streamline the process and reduce "red tape".
- City Planning would oversee the "policy" functions and no longer oversee development applications.
- Note the Chief Planner has resigned as of December 2023 and there is an interim Chief Planner. Possible that the role of the Chief Planner may not be required based on the restructuring of the planning services.



August 2023

Bill 23: the More Homes Built Faster Act, 2022

Planning Act Changes



- Received Royal Assent on November 28, 2022.
- Makes changes to various acts and regulations, including the City of Toronto Act, the Municipal Act, the Ontario Land Tribunal Act, and the Planning Act, to name a few.
- Restricts third-parties from appealing Committee of Adjustment decisions on consents and minor variances to the TLAB.
- The City could appeal these decisions to the TLAB and third parties could then join in on the municipality's appeal.
- Third parties continue to have the right to appeal official plan amendments, zoning by-laws and zoning by-law amendments to the OLT.

November 2022

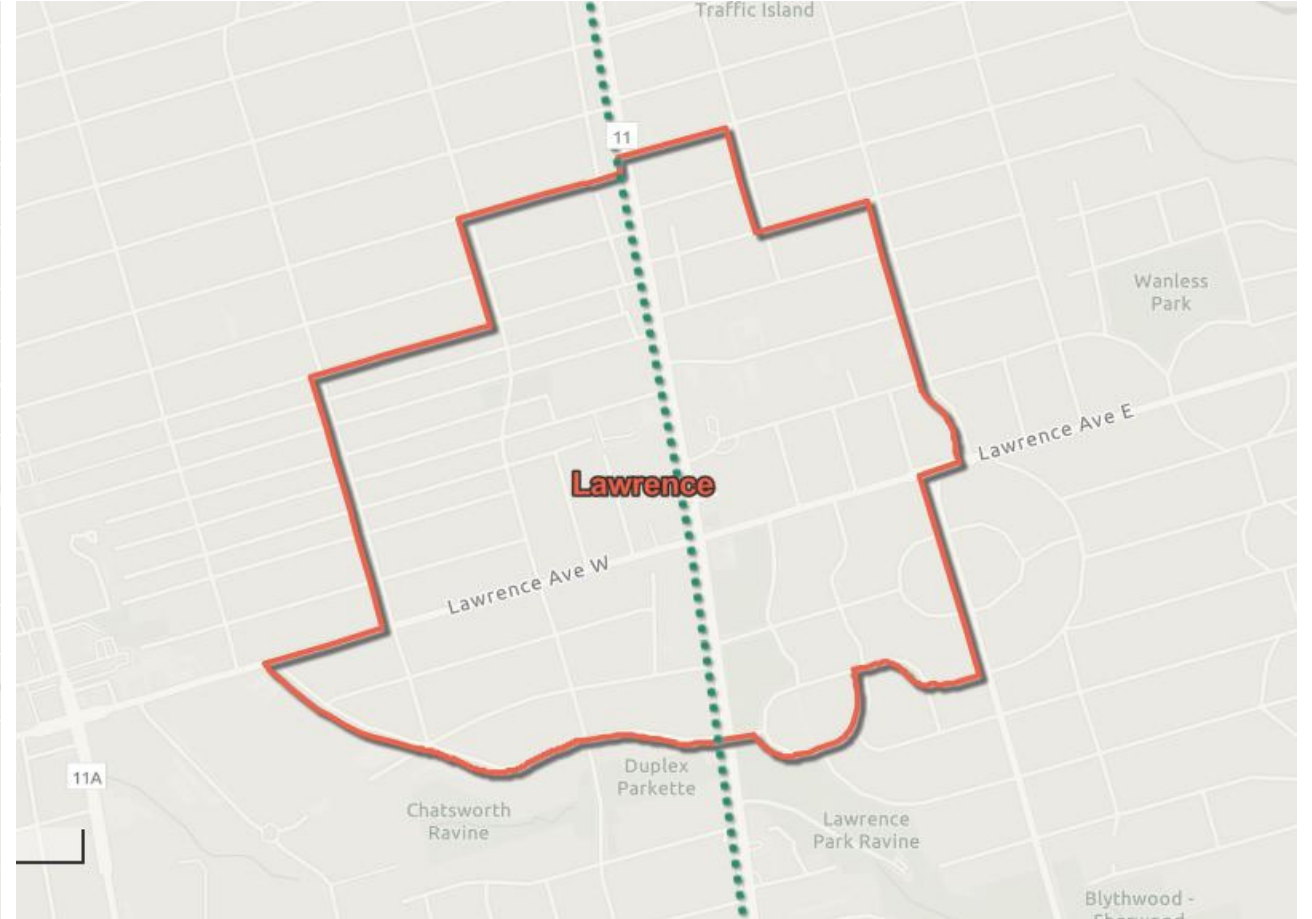
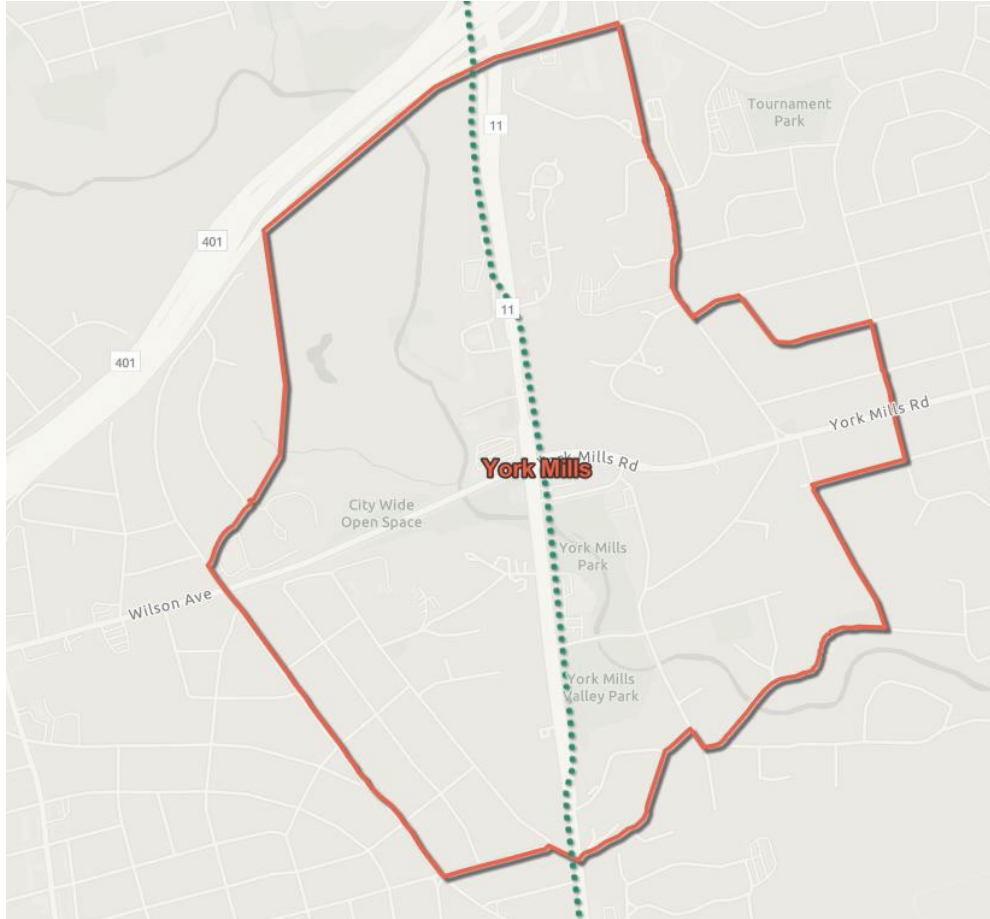
Bill 23: the More Homes Built Faster Act, 2022

Transit Areas and Residential Zoning



- Requires municipalities to update their zoning by-laws to include minimum heights and densities within Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs). These areas are defined in the Provincial Growth Plan as areas with a 500-800 metre radius of a transit station.
- Requires municipalities to update their official plans and zoning by-laws to allow up to three residential units “as-of-right” in residential areas. This can take the form of dividing an existing residential structure into three units, or for the addition of a basement suite and laneway or garden home. There are no minimum unit sizes and no more than one additional parking space can be required per unit. Existing regulations on height and setbacks still apply.
- York Mills & Lawrence are the closest PMTSAs to Teddington Park

November 2022



York Mills & Lawrence PMTSA

Bill 23: the More Homes Built Faster Act, 2022

Site Plan Control

- Projects with 10 or fewer residential units to no longer require site plan control.
- Removes “exterior design”, including architectural details and landscaping aesthetics from the scope of site plan control. Exceptions are made where exterior design relates to access to a building with affordable housing units.



November 2022



Multiplex Housing Zoning Amendment

- Multiplex housing changes occurred as part of the Expanding Housing Options in Neighbourhoods (EHON), a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods and respond to the “missing middle”. Permitting multiplexes city-wide (residential buildings containing up to 4 units) to all lands designated *Neighbourhoods*.
- Official Plan amendment and zoning by-law amendment adopted on May 10, 2023 by Toronto City Council. These are in full force and effect.
- The Residential Detached zone (RD) under By-law 569-2013 would now permit detached houses, duplexes, triplexes and fourplexes.
- The zoning amendment also allows duplexes, triplexes and fourplexes within the RD, RS and RT zones while applying similar built form standards to multiplexes to ensure a consistency of scale.

May 2023

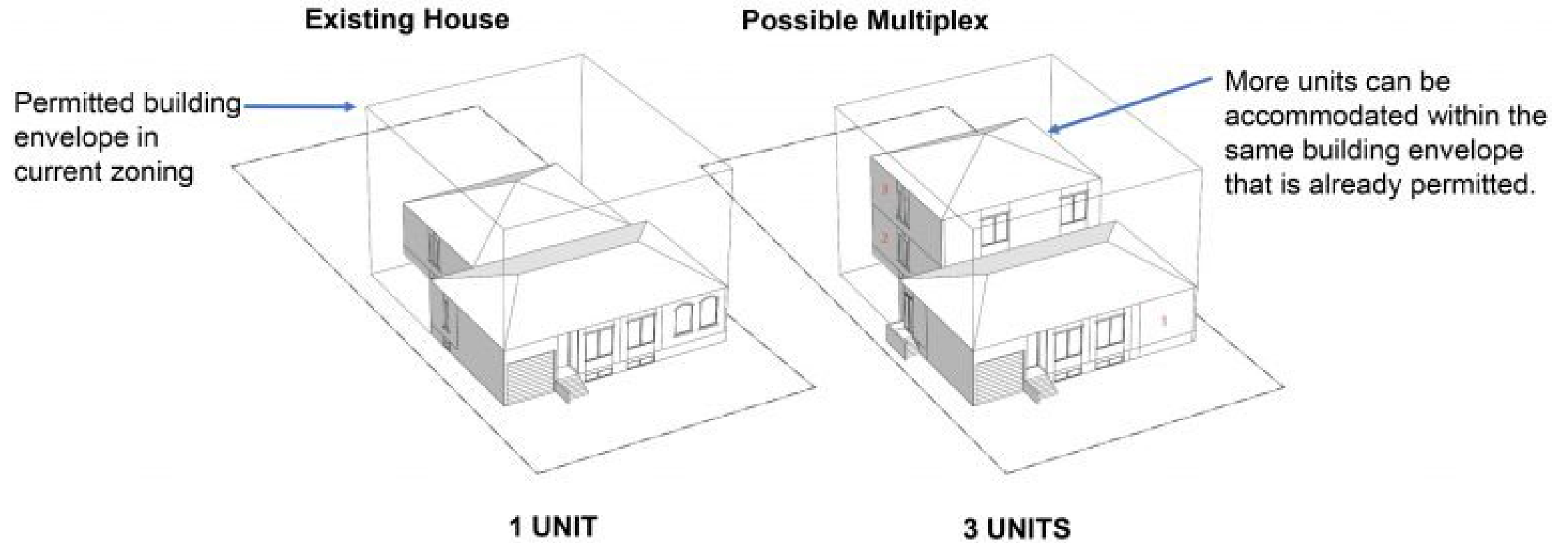
Multiplex Housing Zoning Amendment

- Harmonize building depth, side yard setbacks and main wall height.
- Exempt multiplex building types from the FSI (density) regulations.
- Permit multiplexes up to 10 metres in height in zones where the height limit might be less.
- Permit up to two porches/ decks/ balconies per unit.
- Lift restrictions on multiple front entrances for secondary suites.
- Amend “U” vales to permit up to 4 units in all residential zones.
- Exempt multiplexes from “ST” values that specify the maximum number of storeys permitted.



May 2023

MULTIPLEXES



Federal Housing Accelerator Fund (HAF)

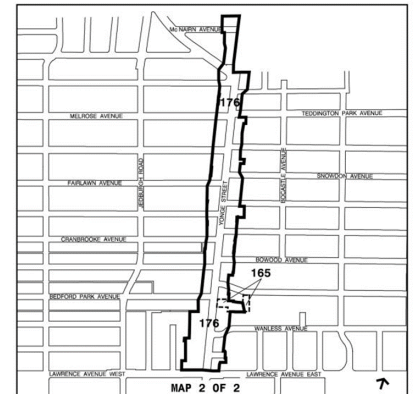
- Announced by the Federal Government on December 21, 2023.
- Requiring municipalities to changes their zoning regulations to allow up to 4 units in residential areas and higher storeys on major streets with mixed uses.
- City of Toronto allocated \$471m to develop 11,780 “homes”.
- The funds can be used for the cost of updating plan, by-laws, affordable housing, housing-related infrastructure and community-related infrastructure that supports housing.



Intensification of Upper Yonge Street

- There are no secondary plans or planning studies underway for the portion of Yonge Street adjacent to Teddington Park.
- Site and Specific Policy 176 of the Official Plan applies to Yonge Street from Briar Hill Avenue to Donwoods Drive. This policy is derived from the former Yonge-Lawrence Part II Plan of the former City of Toronto, which states:

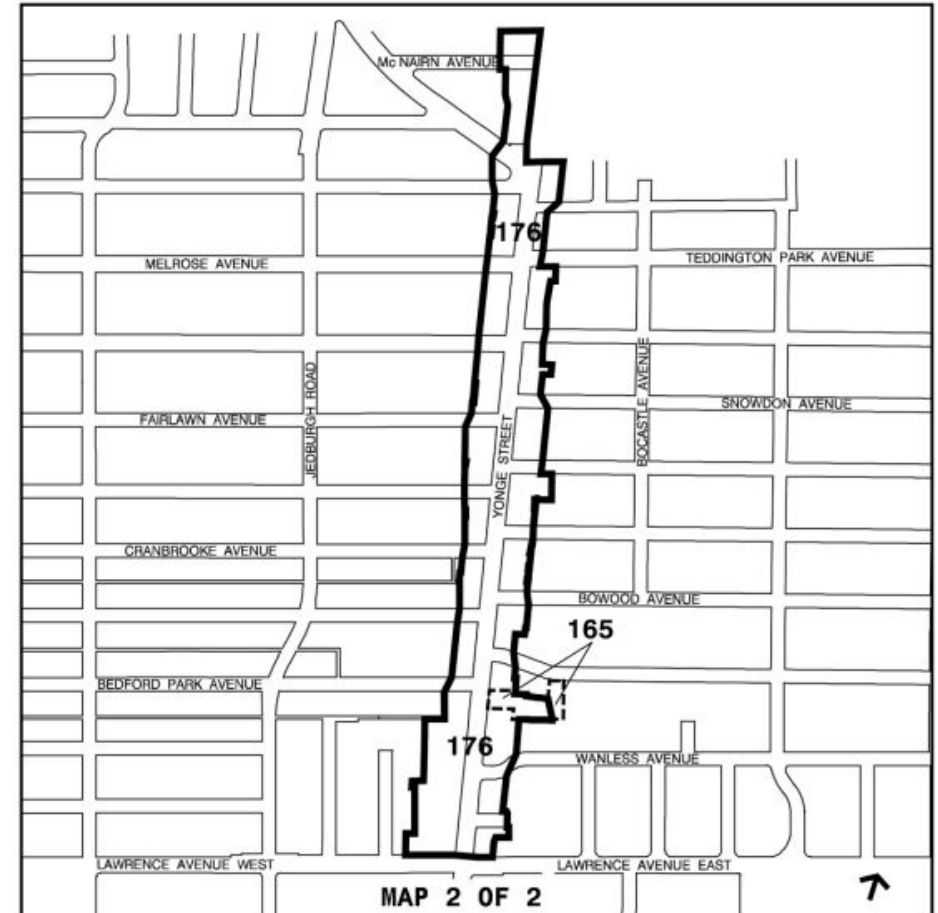
“The lands are not intended as a retail commercial strip but will be regarded as predominately residential areas, within which a limited range and amount of locally oriented retail uses of a convenience nature, commercial uses and institutional uses will be permitted.”



SASP 176, Toronto Official Plan

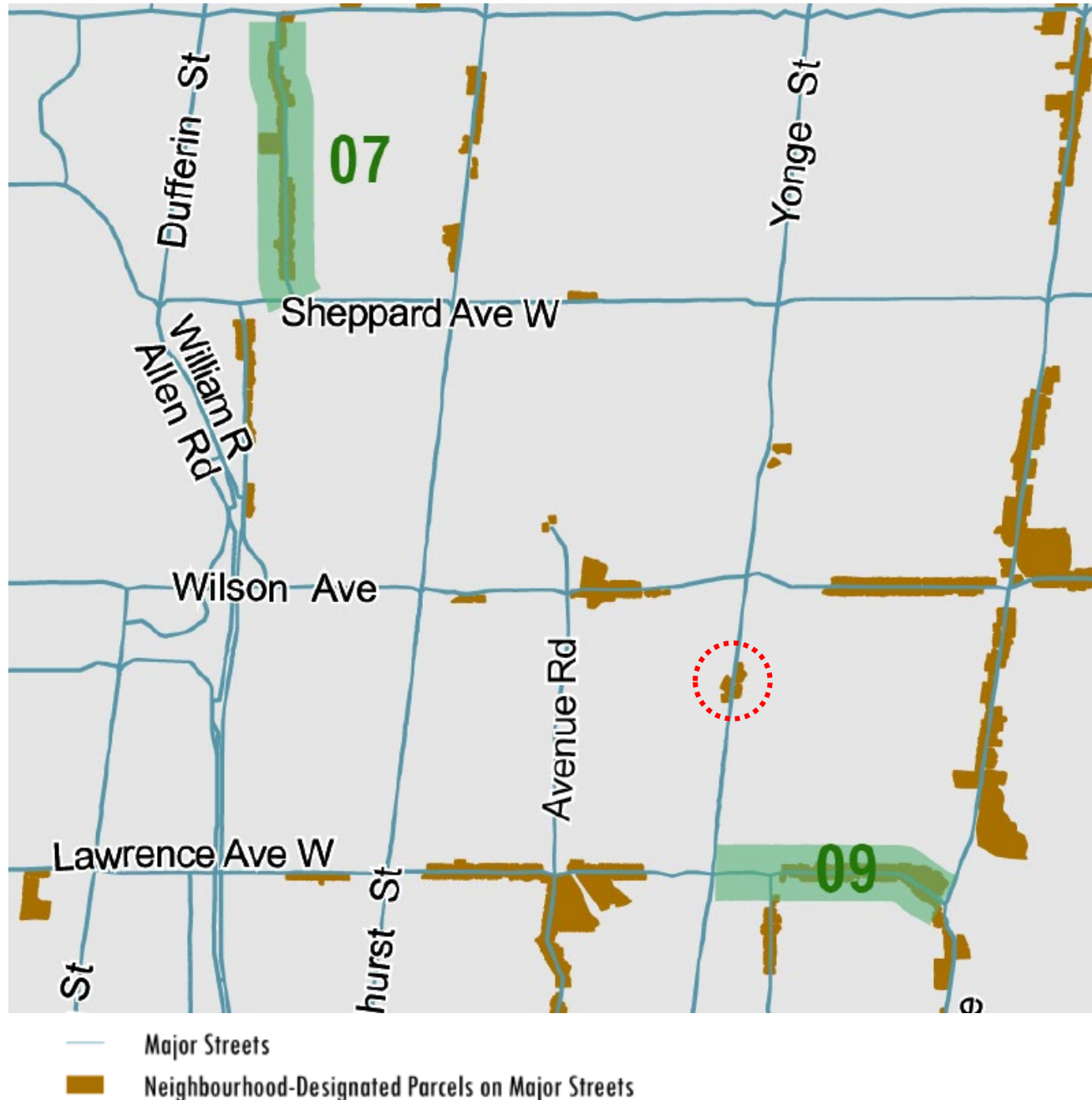
176. Yonge Street Between Briar Hill Avenue and Donwoods Drive

The lands are not intended as a retail commercial strip but will be regarded as predominately residential areas, within which a limited range and amount of locally oriented retail uses of a convenience nature, commercial uses and institutional uses will be permitted.



Other Intensification Measures

- Major Streets Study (not in effect, consultation wrapped up in December 2023). Study focused on permitting townhouses and small scale apartment buildings (up to 6 storeys, 30 units) on designated Neighbourhood lands on major streets that are NOT affected by other growth policies. Does not apply to Yonge Street portion of Teddington Park because of the mixed-use designation and SASP 176, however it would apply to a small portion of Yonge Street just north of the Loblaws site.



Major Streets Study

- City looking at allowing up to 6 storeys, 30 unit townhouses and apartments on lands Designated N along Major Streets
- Map from City of Toronto's Major Streets Study showing "Opportunity Areas" where there are Neighbourhood Designated lands on Major Streets.
- Area shown in red are Neighbourhood Designated lands on Yonge Street, located just north of the Loblaws, however these lands may not be subject to proposed changes because they fall within the York Mills PMTSA.

Future Changes to Mid-Rise Rear Transition Standards

New Suite of Rear Transition Standards Draft

EXISTING

- 5A – Deep Lot
- 5B – Shallow Lot / ~~Enhancement Zone~~
- 5C – Employment Areas
- 5D – Apartment Neighbourhoods

PROPOSED

(at City of Toronto Planning and Housing Committee)

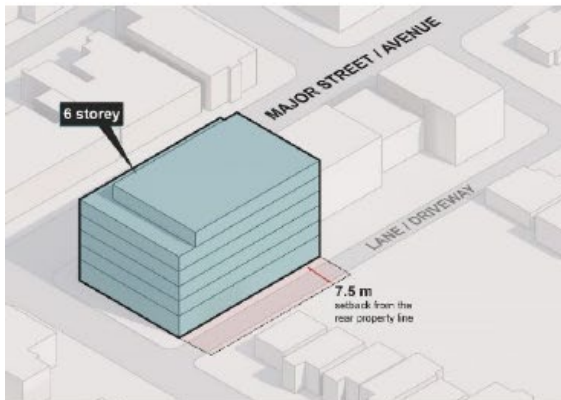
- 5A – To Low-Rise Buildings
- 5B – To Parks & Open Space
- 5C – To Mid-Rise / Tall Buildings
- 5D – To Non-Residential Buildings
- 5E – For Deep Sites
- 5F – For Shallow Sites

**Updates will also include changes to Ideal Lot Depth*

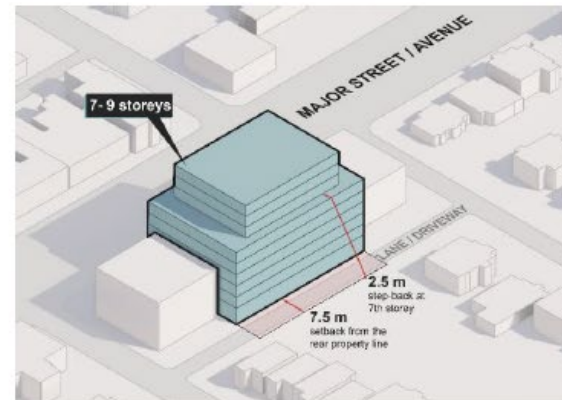
Future Changes to Mid-Rise Rear Transition Standards

5A - Rear Transition to Low-Rise

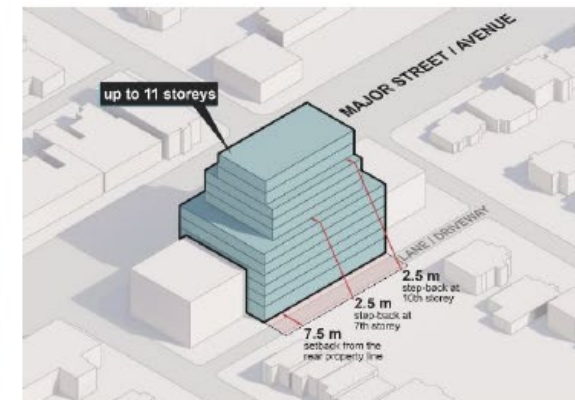
The transition between a mid-rise building and low-rise building areas to the rear should be created through a combination of building heights, setbacks and/or step-backs, as well as façade articulation.



6 storeys – no rear step-backs

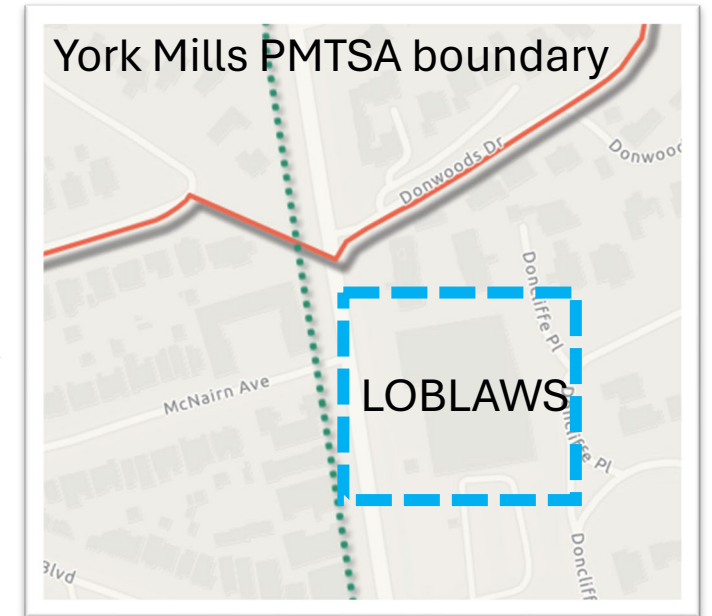
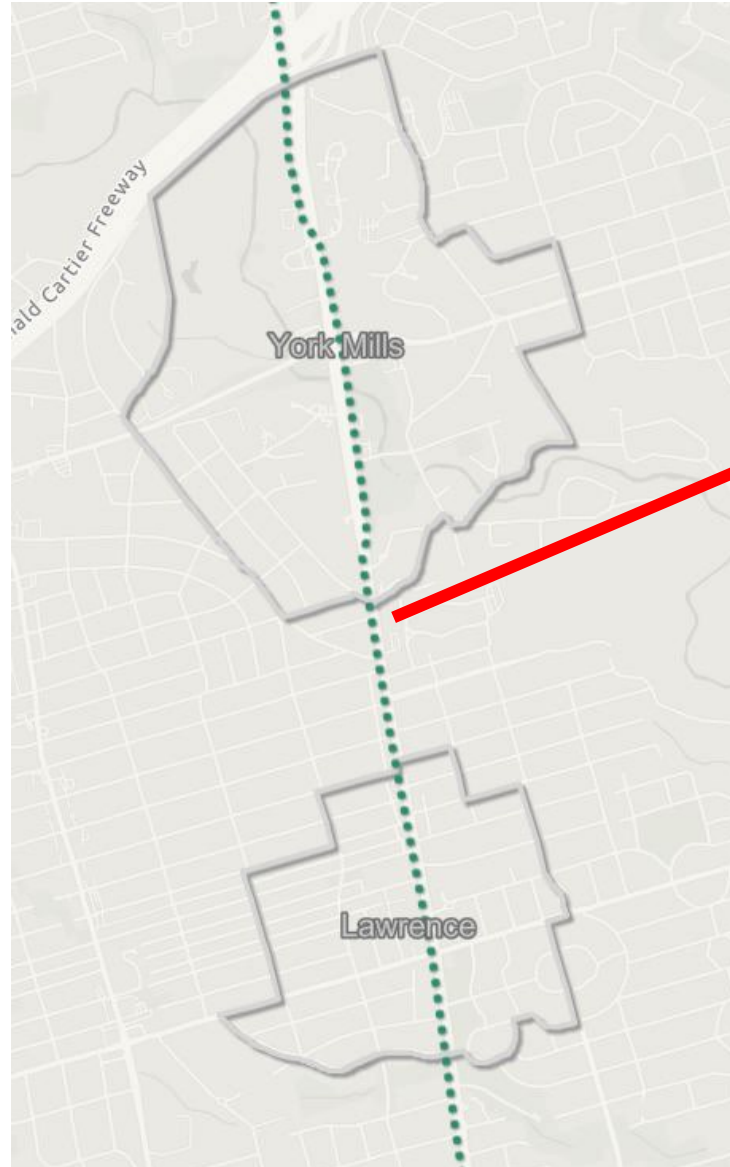


7-9 storeys – 1 rear step-back



Up to 11 storeys – 2 rear step-backs

Protected Major Transit Station Areas (MTSAs)



Loblaws Site (3501 Yonge Street)

- No applications in the City's Application Information Centre.
- No mention of proposal on TMMIS.
- Quick Google search shows that Choice Properties acquired the property from Loblaws in 2013.



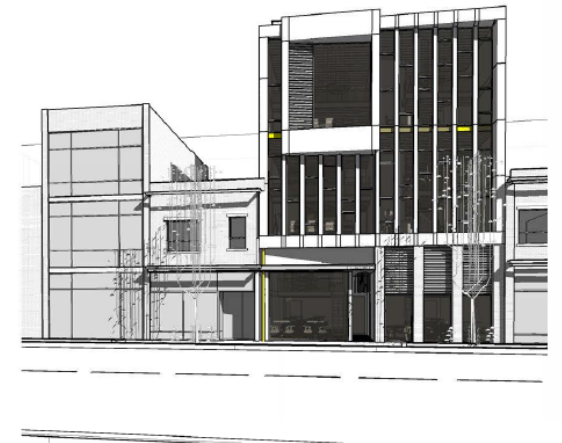
Development Applications in the Area

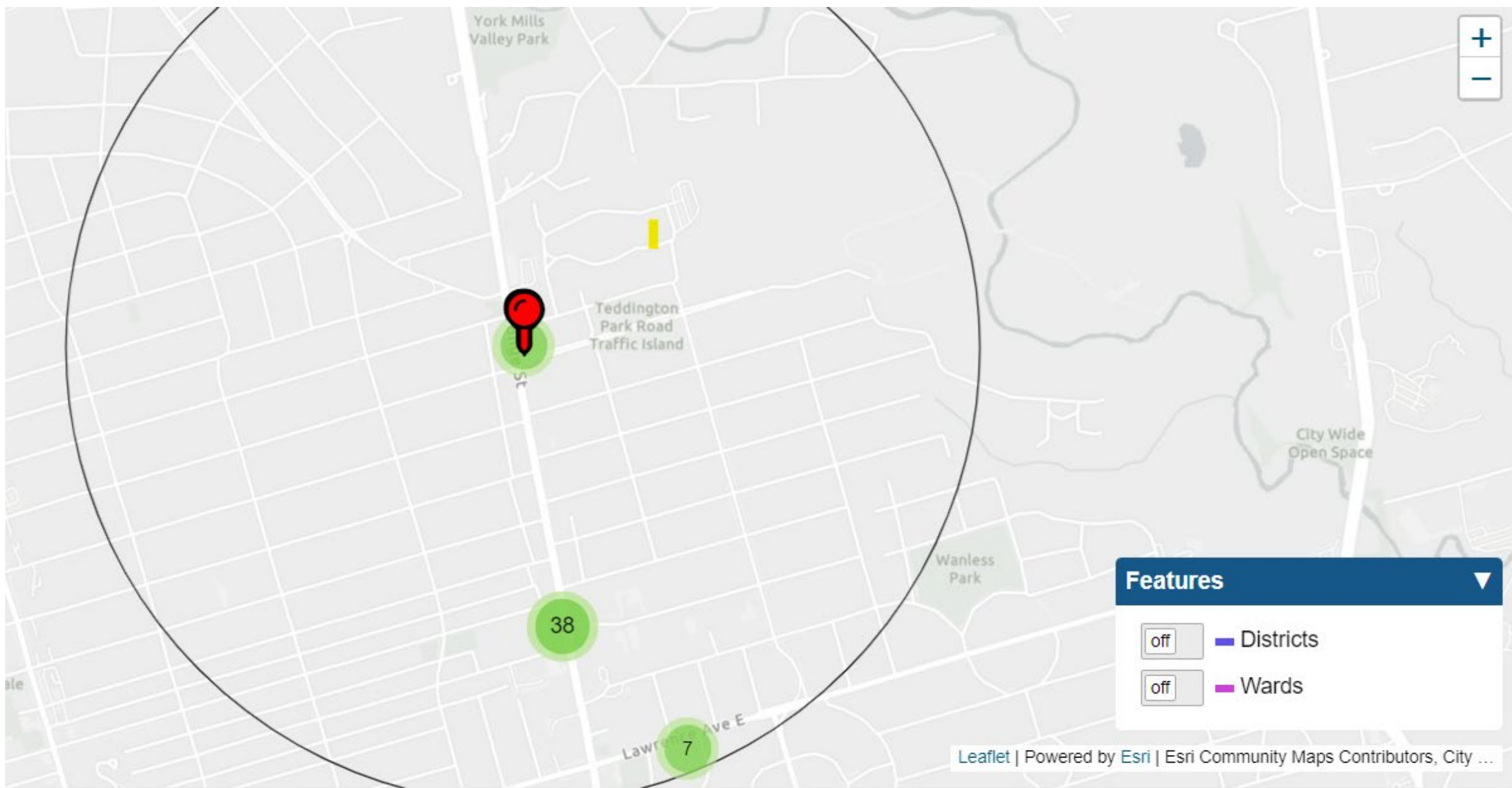
Toronto Community Planning - Development Applications

3425-3429 Yonge Street: Draft Plan of Standard Condominium to permit 6 commercial (retail/office) units

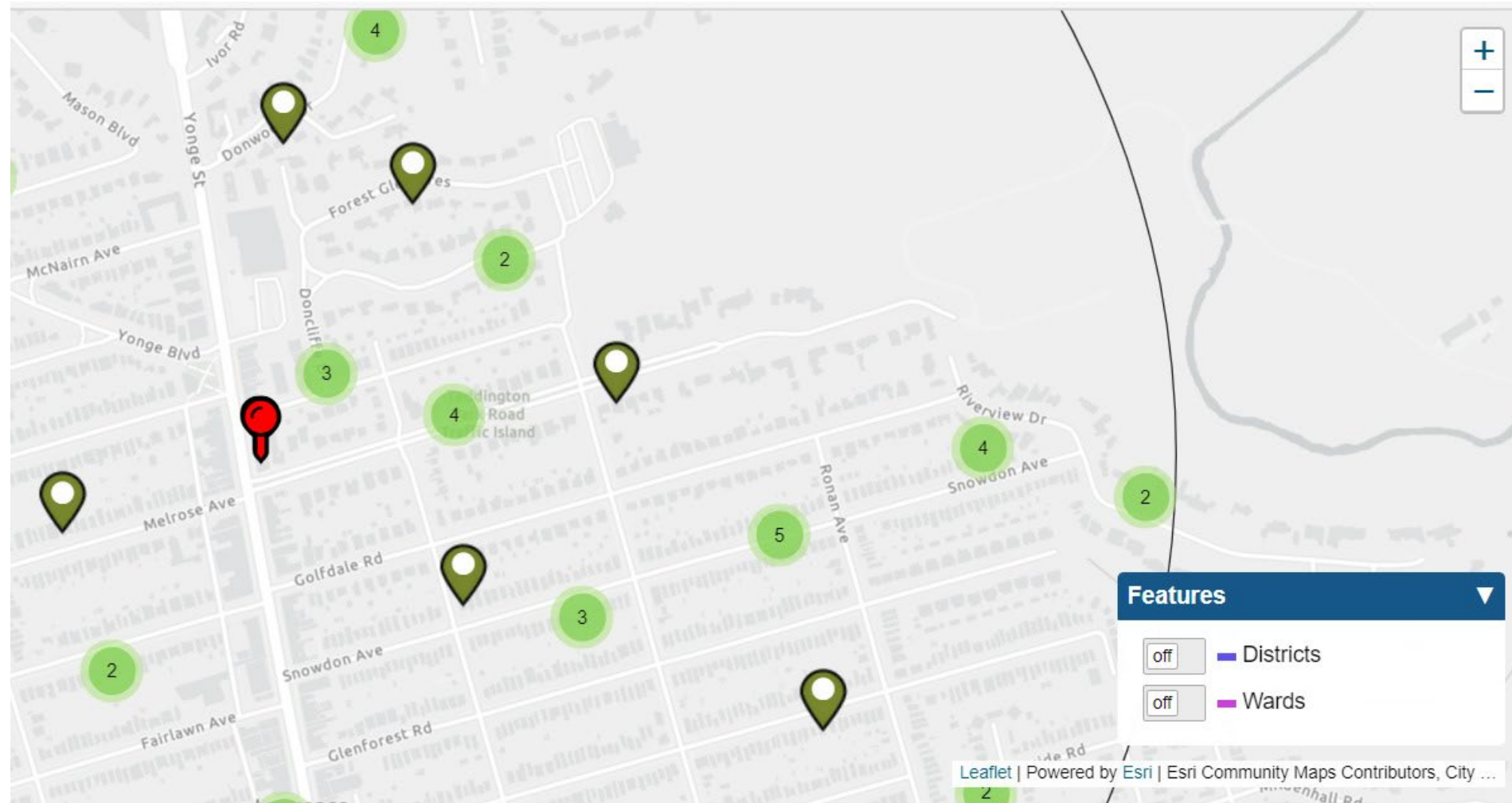
3180-3202 Yonge Street: Site Plan Control Application to permit the construction of an 11-storey mixed used building with a total of 115 proposed residential units and proposed ground level commercial space of 468 square metres. The Zoning By-law Amendment application was appealed to the Ontario Land Tribunal (Case number OLT-21-001055) and all parties agreed to a settlement in the spring of 2022 (April/May).

47 Ranleigh Avenue: A a four-storey apartment (height of 12.95 metres) with 16 dwelling units. This is just two blocks north of Lawrence Avenue. Under review.

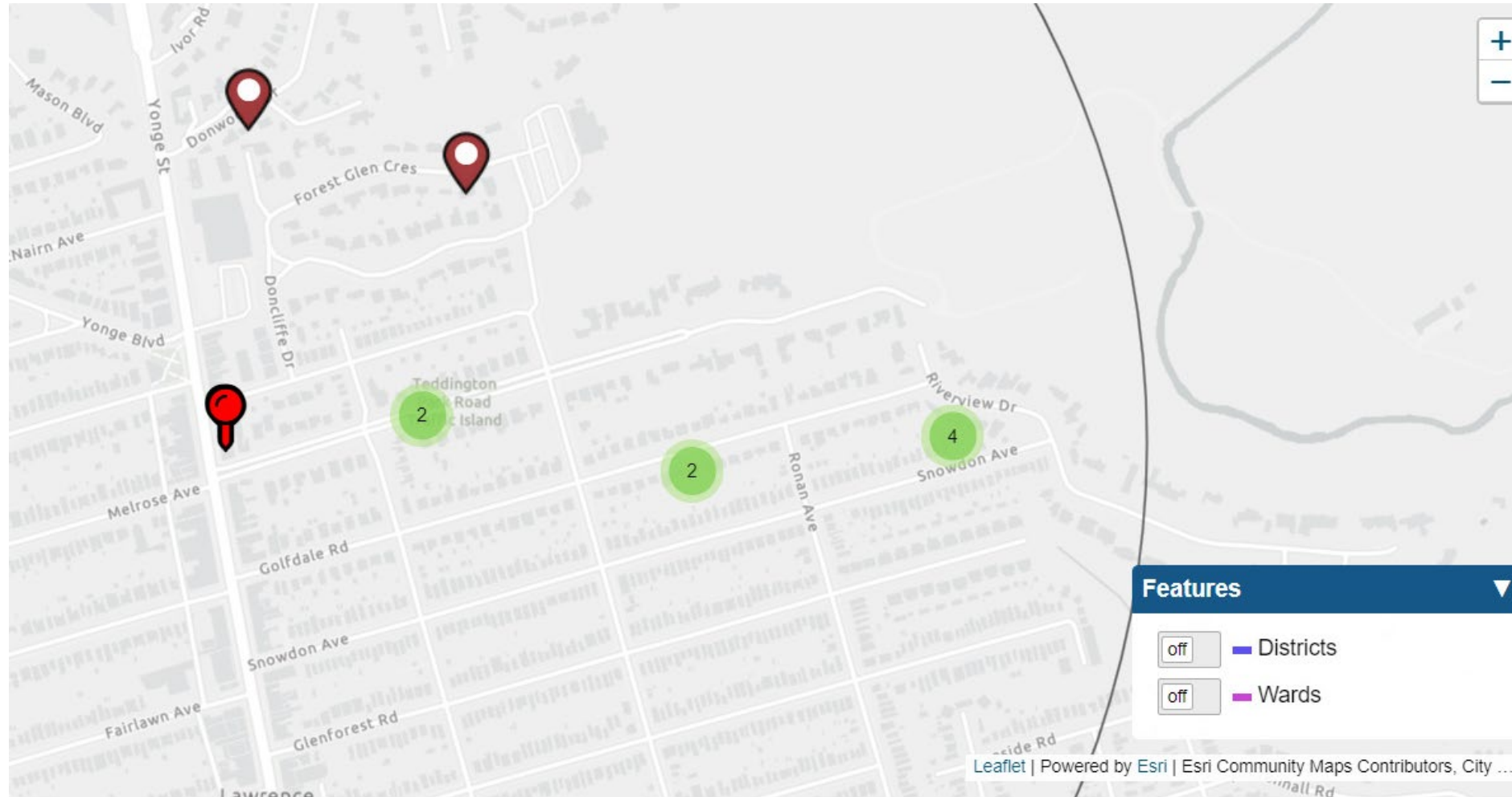




Committee of Adjustment Applications



TLAB Hearings



Thank You

Questions?