

Re: PH15.6

Expanding Housing Options in *Neighbourhoods*

Gregg Lintern

Chief Planner & Executive Director, City Planning
Planning and Housing Committee

July 13, 2020





Background



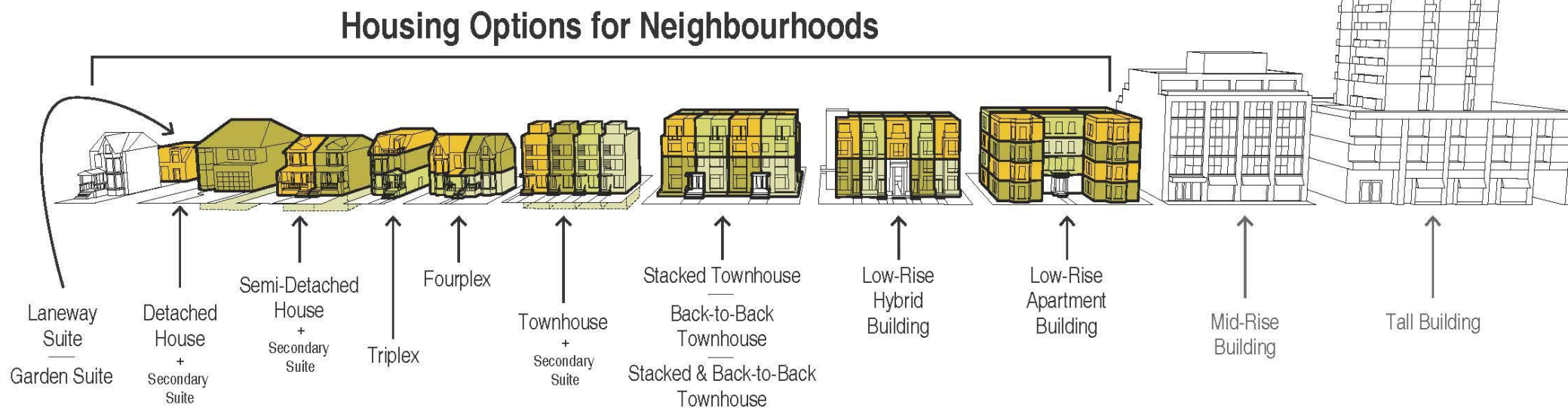
MM9.36

Expanding Housing Options in Toronto

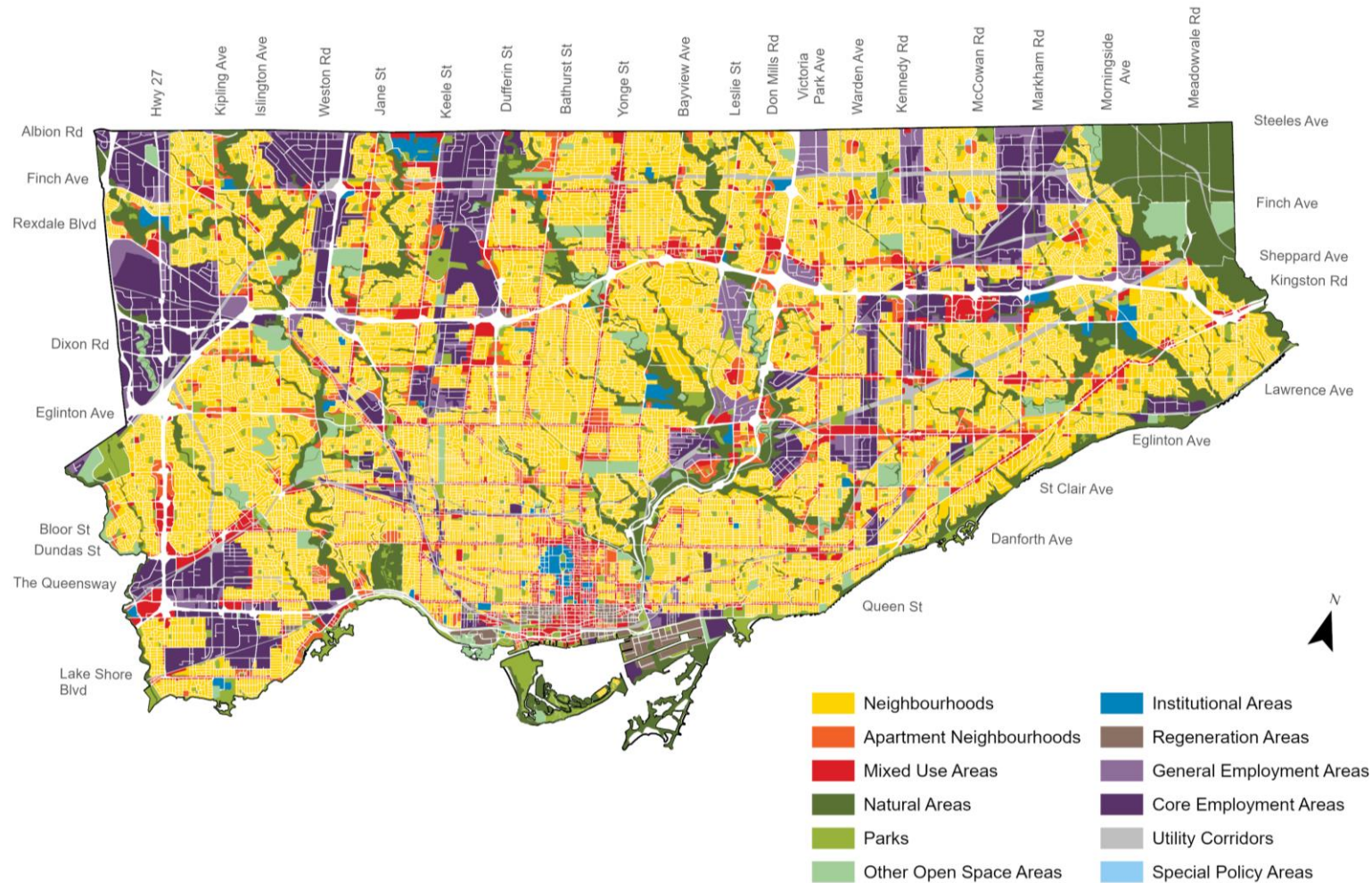
- July 16, 2019 Council direction to:
 - Report on options and a timeline to increase housing options and planning permissions in areas of Toronto designated as Neighbourhoods in the Official Plan and consult with registered community associations prior to submitting the report
 - Include in the report opportunities for a missing middle pilot area in Ward 19, Beaches-East York, in consultation with the local Councillor
- October 15, 2019 – further direction to develop a plan for a public design competition

Missing Middle Housing Options

The Missing Middle refers to housing forms that range from duplexes to low-rise walk-up apartments many of which can be found in a number of Toronto's neighbourhoods today.



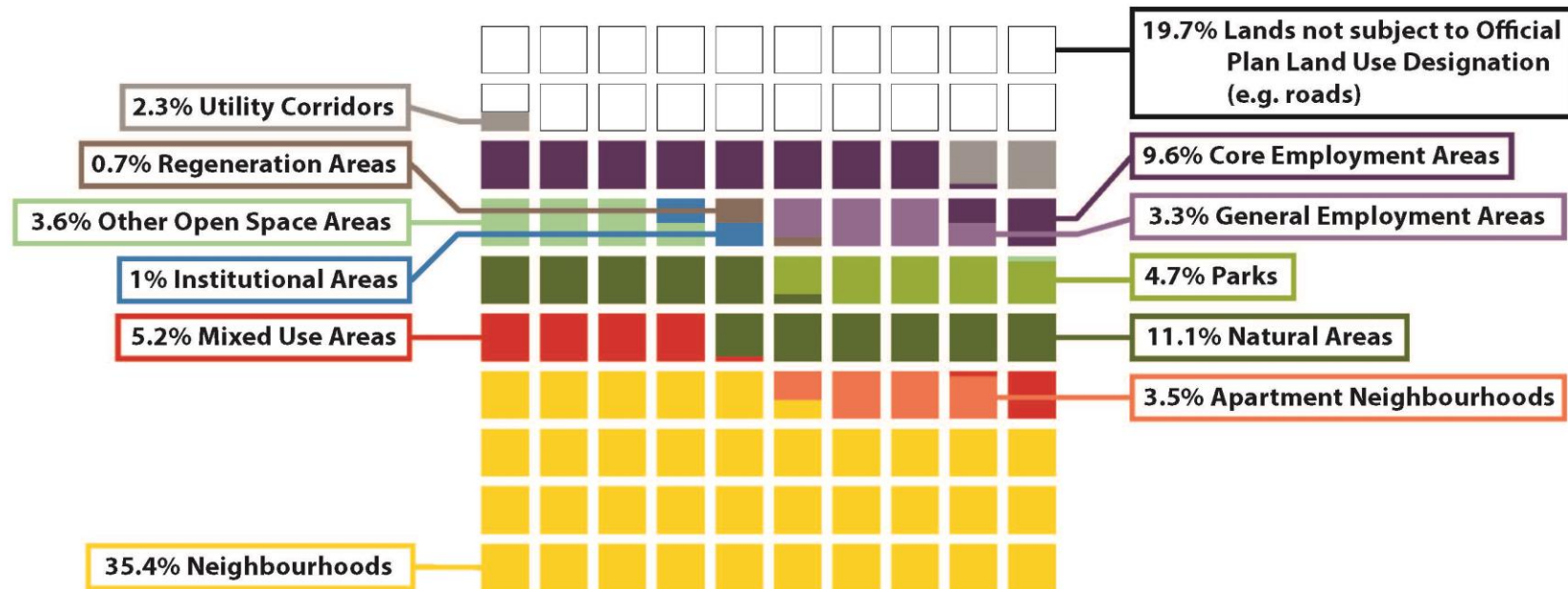
Official Plan Land Use Map



Visualizing Land Use Designations: A City of 100 Blocks

City of Toronto - Official Plan Land Use Designations

As a % of total City of Toronto land area (634.04 Square Kilometres)

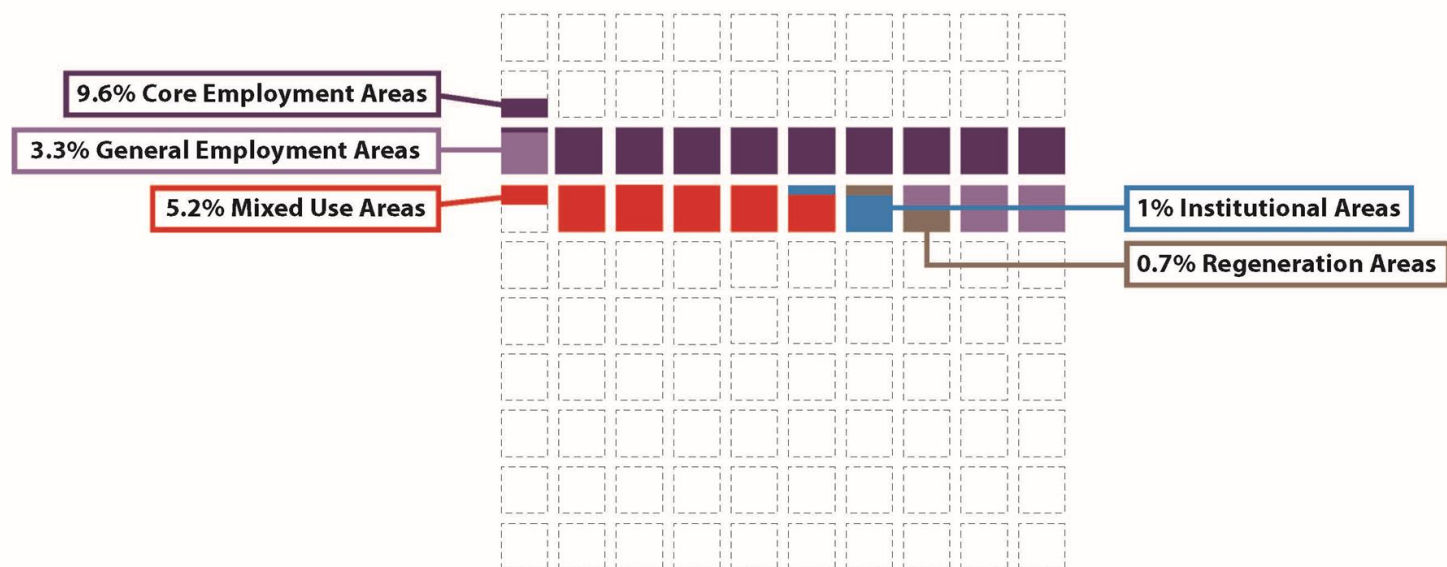


Note: The graph excludes the 'Special Study Areas' land use designation which measures 0.1 square kilometres (0.02% of the City's land area)

Land Use Designations for Growth

City of Toronto - Official Plan Land Use Designations for Growth

As a % of total City of Toronto land area (634.04 Square Kilometres)

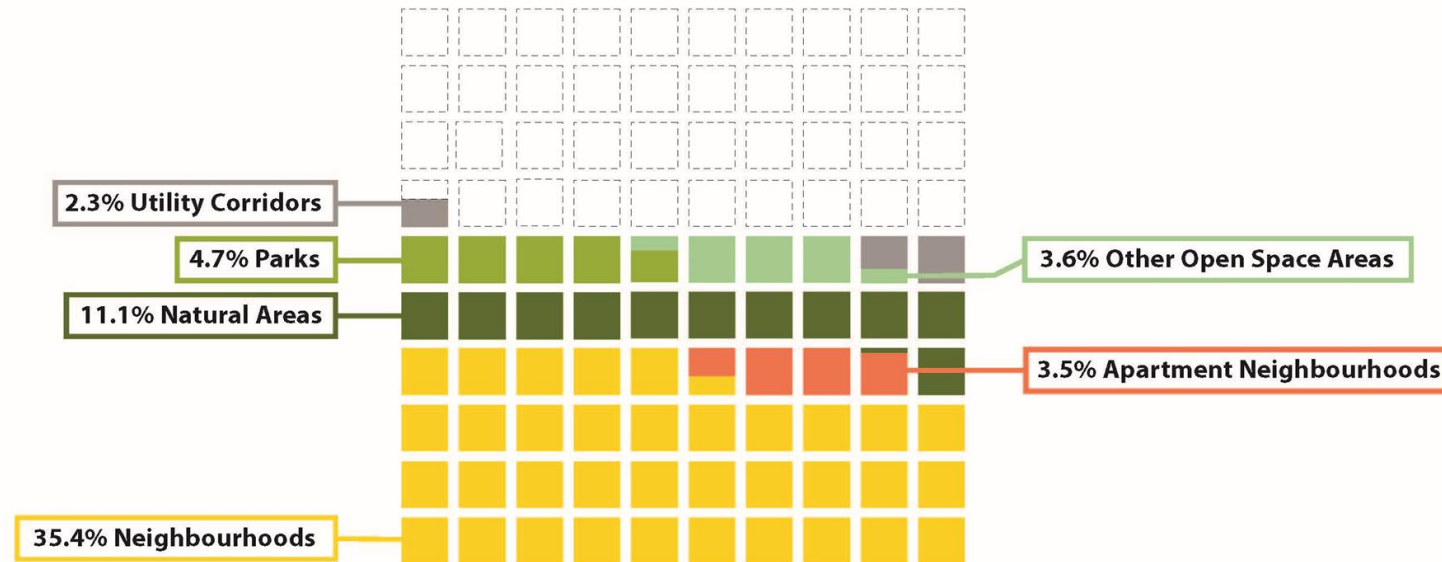


Note: The graph excludes the 'Special Study Areas' land use designation which measures 0.1 square kilometres (0.02% of the City's land area)

Land Use Designations that Reinforce Existing Physical Character

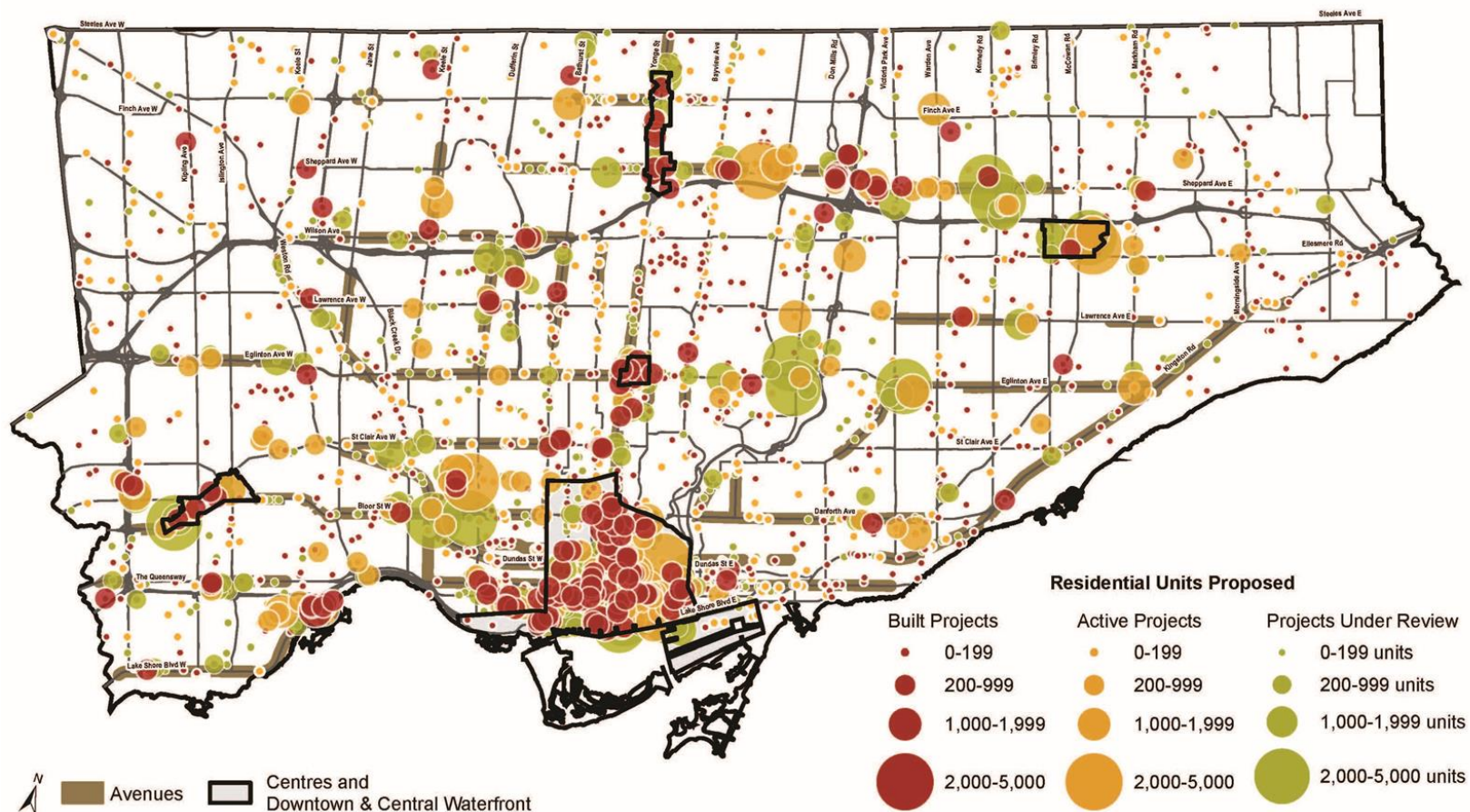
City of Toronto - Official Plan Land Use Designations that Reinforce Existing Physical Character

As a % of total City of Toronto land area (634.04 Square Kilometres)



Note: The graph excludes the 'Special Study Areas' land use designation which measures 0.1 square kilometres (0.02% of the City's land area)

Proposed Residential Development



Source: Land Use Information System II

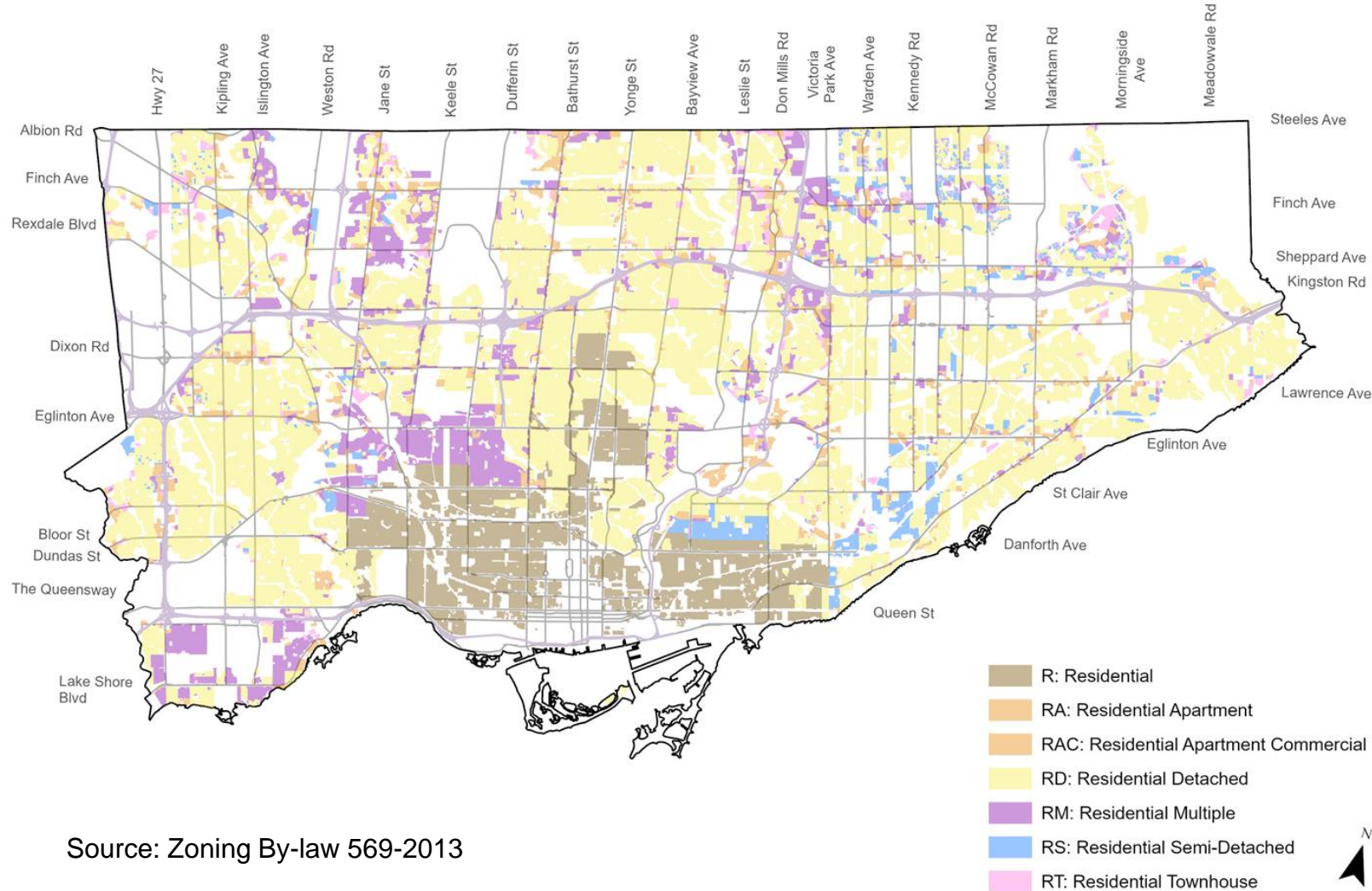
Development projects with activity between January 1, 2014 and December 31, 2018. Built projects are those which became ready for occupancy and/or were completed.

Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or which are under construction.

Projects under review are those which have not yet been approved or refused and those which are under appeal.

Prepared by: Toronto City Planning Division, Research and Information - June 2019

Residential Zones



Source: Zoning By-law 569-2013

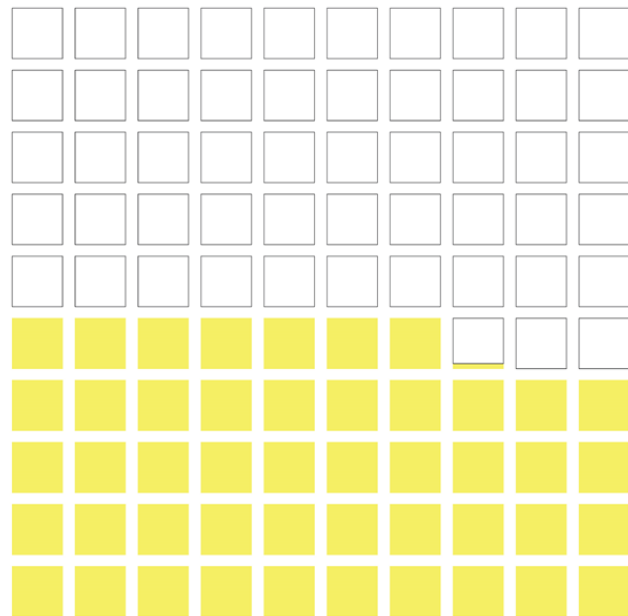
Building Types Permitted in Residential Zones

	R	RM	RT	RS	RD
Detached house	✓	✓	✓	✓	✓
Semi-detached house	✓	✓	✓	✓	
Townhouse	✓	✓*	✓		
Duplex	✓	✓*			
Triplex	✓	✓*			
Fourplex	✓	✓*			
Apartment Building	✓	✓*			

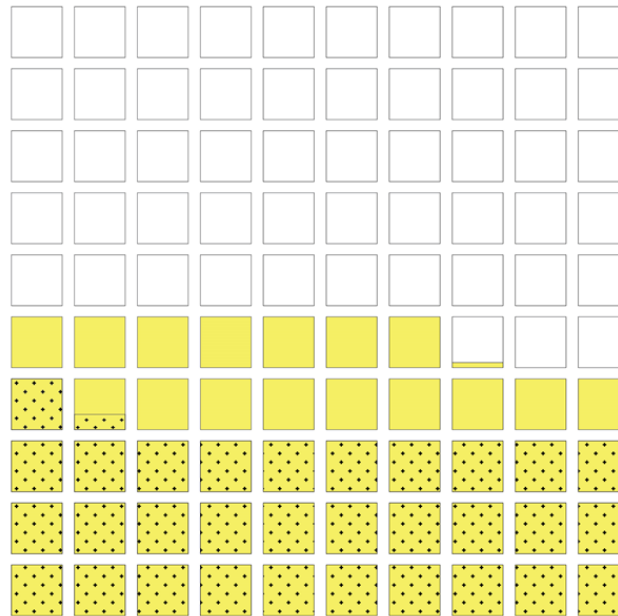
*permitted in the RM zone subject to conditions

Visualizing Residential Zoning

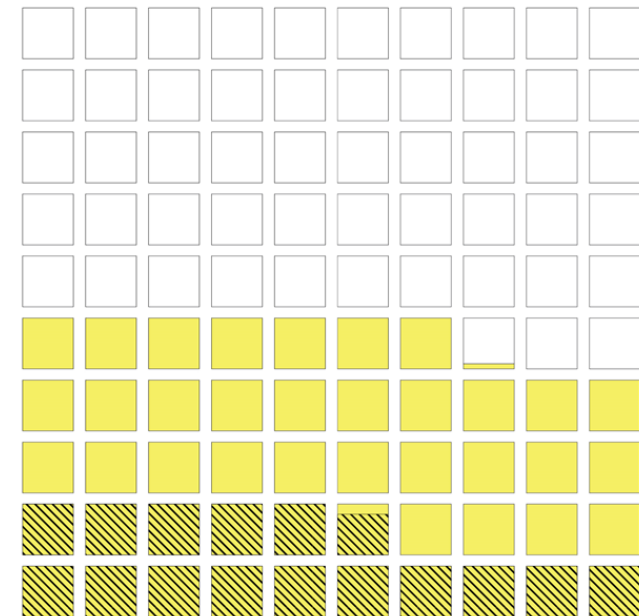
City of Toronto - Zoning By-law Residential Zoning



47.1% of Toronto's total area is zoned Residential



31.3% of Toronto's total area is zoned to only permit detached houses



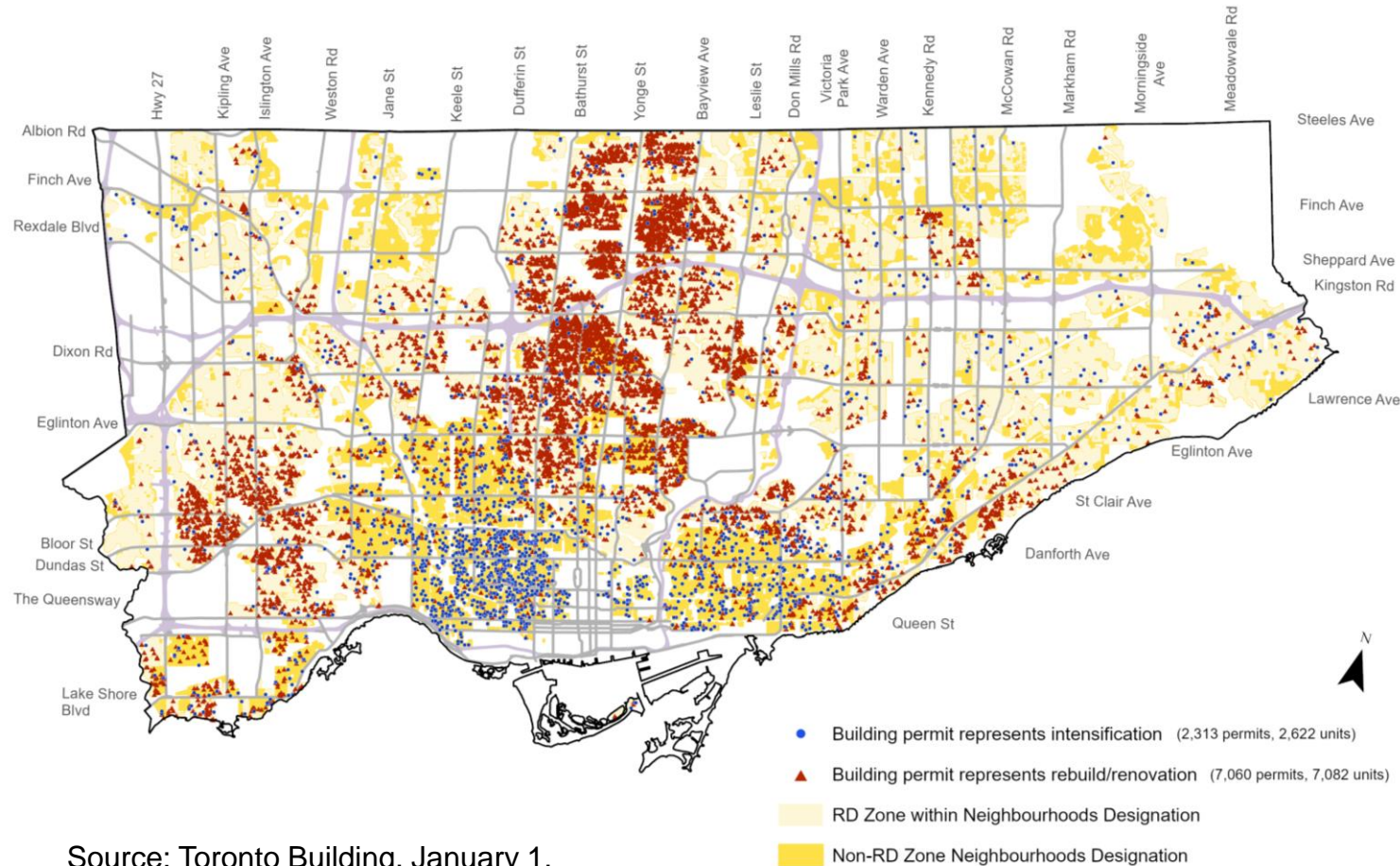
15.8% of Toronto's total area is zoned to permit other low-rise residential buildings

Note: Zone category areas are measured using parcel dimensions, including adjacent rights-of-way. Certain zoning boundaries extend into bodies of water, therefore the total zoned area (644.47 km²) is greater than the City of Toronto's total land area (634.04 km²).

Source: City of Toronto, City Planning: Zoning and Municipal Parcel data, August 2019

Neighbourhood Change: Building Permits

Intensification and Replacement in Neighbourhoods, Jan. 2011 – Jun. 2018



- Building permit represents intensification: **2,313 permits, 2,622 units**
- Building permit represents rebuild/renovation: **7,060 permits, 7,082 units**

Source: Toronto Building, January 1, 2011 to June 30, 2018

* Building permits within Site Areas or linked to a pipeline application are not included

Drivers and Questions

- Housing supply
- Affordability
- Access, equity and inclusion
- Family suitable housing
- Aging in place
- Uneven growth
- Displacement
- Mobility
- Sustainability and climate resilience
- Parking
- Growth and infrastructure
- Character and fit
- Neighbourhood design
- Land values and financial investment
- Development viability

Preliminary Consultation

- Toronto Planning Review Panel (December 7, 2019)
- Ward 19 Door-to-Door Engagement (March 7, 2020)
- Community Association Survey: 101 associations completed survey online (Feb 26-April 19, 2020)
- Focus on issue and priority identification
- Majority of all groups consulted open to conversation on expanding housing options in *Neighbourhoods*
- Broader engagement central to proposed work



Approach and Work Plan



Approach

Engage

Enable

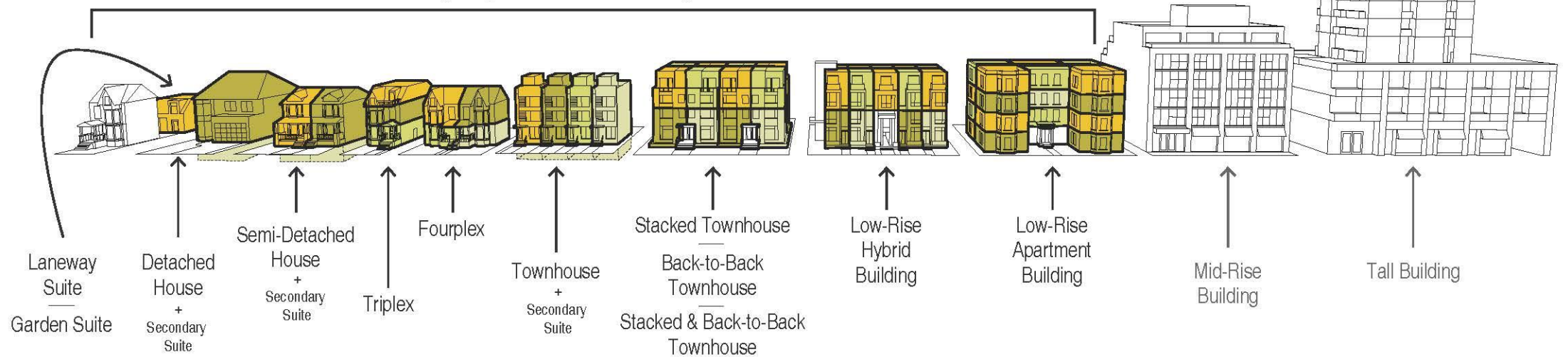
Facilitate

Study

Pilot

Monitor

Housing Options for Neighbourhoods



Six action areas

1. **Engage:** public and stakeholder consultation on proposed housing options
2. **Enable:** expanding permissions for additional housing options
3. **Facilitate:** facilitating missing middle where it is already permitted
4. **Study:** study needed to advance permissions or facilitate development
5. **Pilot:** demonstration projects and smaller-scale testing
6. **Monitor:** establishing metrics and monitoring outcomes



Work Plan 2020-2021

Category	Action	Short term (6-9 months)	Medium term (9-18 months)	Longer term (18+ months)
1. Engage	Citywide engagement			
	Design workshops			
2. Enable	Garden suites / Through lots / Corner lots			
	Additional unit permissions			
	Major street zoning			
3. Facilitate	Parking review			
	Low-rise multi-unit zoning review			
	Financial barriers pro forma study			
	Review municipal financial tools			
	Identify and resolve process barriers			
4. Study	Official Plan Amendment(s)			
	Gentle density toolkit/best practice manual			
	Infrastructure capacity review			
	Locally serving retail and services review			
	Resilient low carbon development			
	Neighbourhood change research			
5. Pilot	Demonstration projects			
	Test new permissions (Ward 19 and others)			
6. Monitor	Establish metrics and monitor outcomes			

Recommendations

1. Approve the Expanding Housing Options in Neighbourhoods approach and work plan;
2. Request that City Planning undertake a broad and inclusive engagement program, consulting with the public, various stakeholders including community associations, and equity seeking groups;
3. Endorse the following priority projects for staff to commence work on the work plan and direct staff to report back on Official Plan and Zoning By-law amendments that could advance consideration of these matters:
 - a. Increasing permissions for additional residential dwelling units generally within currently permitted building envelopes in residential zones;
 - b. permissions for other forms of low-rise housing in areas designated as Neighbourhoods, along Major Streets; and
 - c. Allowing garden suites, coach houses, through-lot suites, and other forms of additional units in accessory buildings.

Thank You

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