

July 10, 2020

Planning and Housing Committee
City of Toronto
City Hall, 100 Queen Street West
Toronto, Ontario
M5H 2N2

RE. July 13, 2020 Planning and Housing Committee Meeting, Item PH15.6

Dear Committee Members:

On behalf of the 56,000 members of the Toronto Regional Real Estate Board (TRREB), I would like to provide input on the “Expanding Housing Options in Neighbourhoods” proposals.

TRREB strongly supports the intentions and objectives noted in the staff report for Item PH15.6. Specifically, TRREB believes that housing affordability challenges in the City of Toronto are largely a result of inadequate and inappropriate housing supply and mix. The best long-term solution to housing affordability is to increase the supply of available housing and to encourage a more balanced mix of housing types, especially the “missing middle”.

TRREB commends City Council for initiating the process of expanding housing options in neighbourhoods that are currently limited to single and semi-detached housing. Unfortunately, we are concerned that the process and framework outlined in the staff report for Item PH15.6 will result in more of the same. Specifically, in reading the report, it is apparent that the process for achieving the needed policy changes could be very lengthy and delay the creation of housing that is already overdue. Furthermore, it appears that, even if policy changes are approved, the process for expanding housing options in the “yellow belt” could be unnecessarily onerous and restrictive.

We urge the Committee and City Council to move forward with this initiative expediently and to create a simplified process that will facilitate the creation of much needed “missing middle” housing. In this regard, TRREB welcomes any opportunity to work with Council and staff on this, as we did during the development of the HousingTO Affordable Housing Plan.

Thank-you for the opportunity to provide our views.

Sincerely,



Lisa Patel
President