

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Jan. 18, 2021

RE : PH20.3 - Expanding Housing Options in Neighbourhoods - Beaches-East York Pilot Project

Chair & Members of the Planning & Housing Committee,

As a 20+ year resident of east-end Toronto and a homeowner in Ward-19 (Beaches-East York), I would like to lend my full-throated and unequivocal support to the City proceeding with the proposed Pilot program to expand opportunities for “missing middle” housing forms in my neighbourhood. If anything, I would prefer that we skip these tentative Pilot program steps all together at City Hall – and just make the substantial planning changes in the City that are already decades overdue.

I read with great interest the public-letter ([PH-20.3.3](#)) placed on this item by failed Mayoral, City Councillor and NDP Federal Leadership candidate – Mr. Brian Graff. As is often the case with Mr. Graff concerns about “his street” they are vexatious and wholly without merit.

The street (Scarboro Beach Blvd) that Mr. Graff refers to in his letter is a short waterfront street in the middle of Toronto’s Beaches area that runs south from Queen Street to the Boardwalk. It has been identified by StatsCan and the Toronto Star as being located in one of the “least diverse census-tracts in the City of Toronto” – where 85.96% of residents are defined as “Not Visible Minority” in 2016.

While that neighbourhood-construct might be worthy of “Heritage Protection” in Mr. Graff’s opinion, it fully overlooks the historic “Missing Middle” housing that already exists in the area. Just at 3-minute walk south from Mr. Graff’s home you will find the TCHC building at [42 Hubbard Blvd](#) – a 4-storey (8.5 M) / 27-unit affordable-housing apartment building built in 1928, on 0.24 acres of land (*112 units per Acre).



When that “missing-middle” affordable-housing unit was created in 1928, it was thankfully not subject to the areas current “yellow-belt” Neighbourhood designation of that area – nor was it subject to “shadow-studies” or many public-consultations.

What did that 1920’s build-it approach achieve for the City? It achieved 27-units of Housing that occupies the land-area that would using today’s planning policy could only be used by 1 or 2 single-family homes.

If we want to embrace “Heritage” at City Hall - lets use those kinds of ratios to actually deliver on the lessons of how to deliver Housing at Scale, at Speed and near existing services --- by making it “as of right” to convert 3 or 4 small lots in “stable-neighbourhoods” into 27 apartments again.

I encourage the committee to approve the Pilot today – and expand the program as soon as possible.

Thanks in advance for your consideration on this matter.

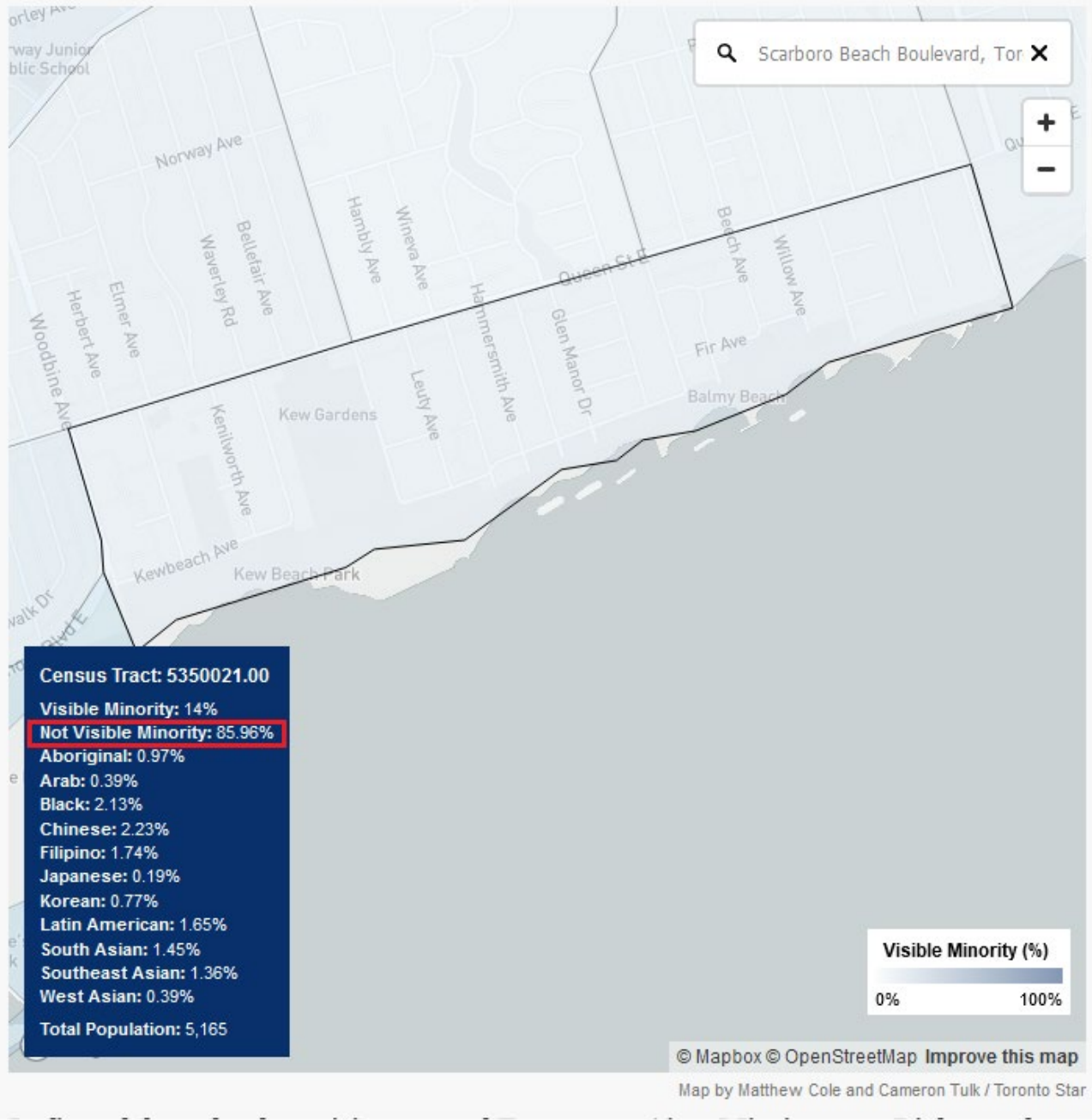
Yours,

A handwritten signature in black ink, appearing to read "Mark J. Richardson", with a horizontal line underneath it.

Mark J. Richardson
79 Highcroft Road
Toronto, ON
M4L 3G4

Note - Appendix attachment below.

Diversity in the GTA, by census tract



**Toronto is now majority visible minority.
What about your neighbourhood? (2017)**

<https://www.thestar.com/news/gta/2017/11/08/toronto-is-now-majority-visible-minority-what-about-your-neighbourhood.html>