



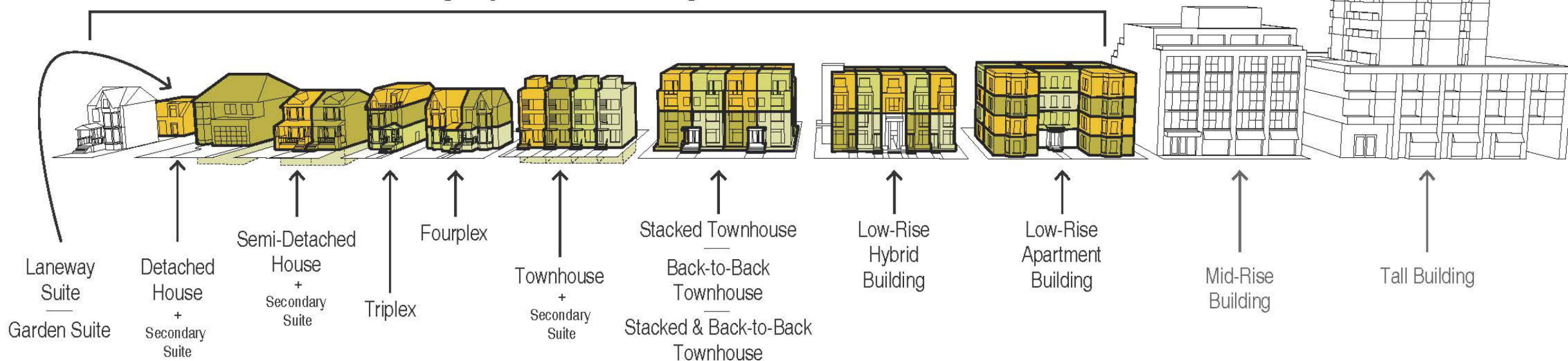
**Expanding Housing  
Options in  
Neighbourhoods**



# Expanding Housing Options in Neighbourhoods

In July 2020, City Council directed staff to undertake a series of actions to study, consult on, and recommend approaches to permit new forms of low-rise housing in the City's Neighbourhoods.

## Housing Options for Neighbourhoods



# Initiatives Underway





# Initiatives Underway

## Core Initiatives



## Inclusive Engagement



## Overall Policy Changes

## Metrics, Testing, and Monitoring



## Identifying Barriers / Opportunities

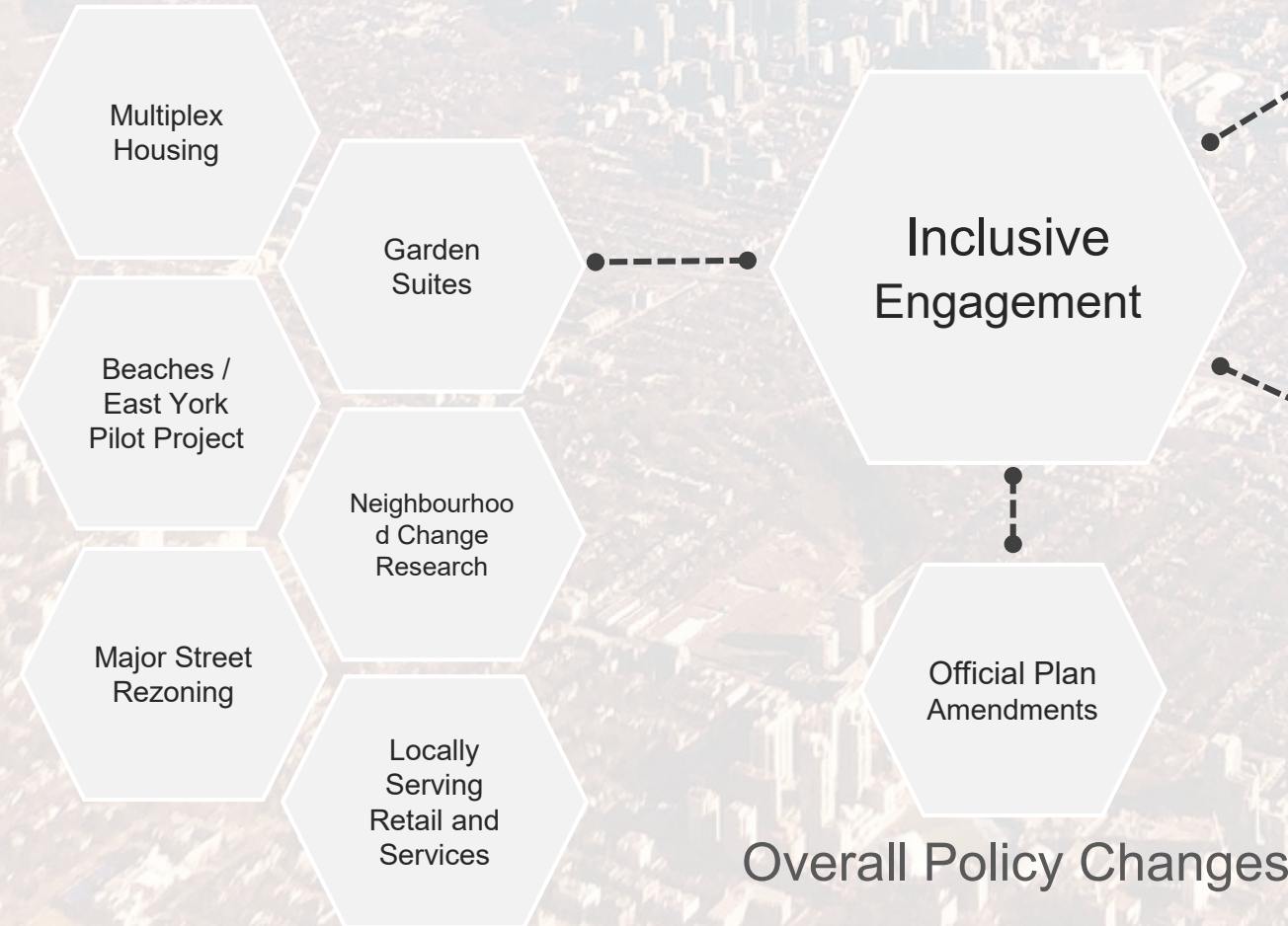




# Initiatives Underway

## Metrics, Testing, and Monitoring

## Core Initiatives



## Identifying Barriers / Opportunities



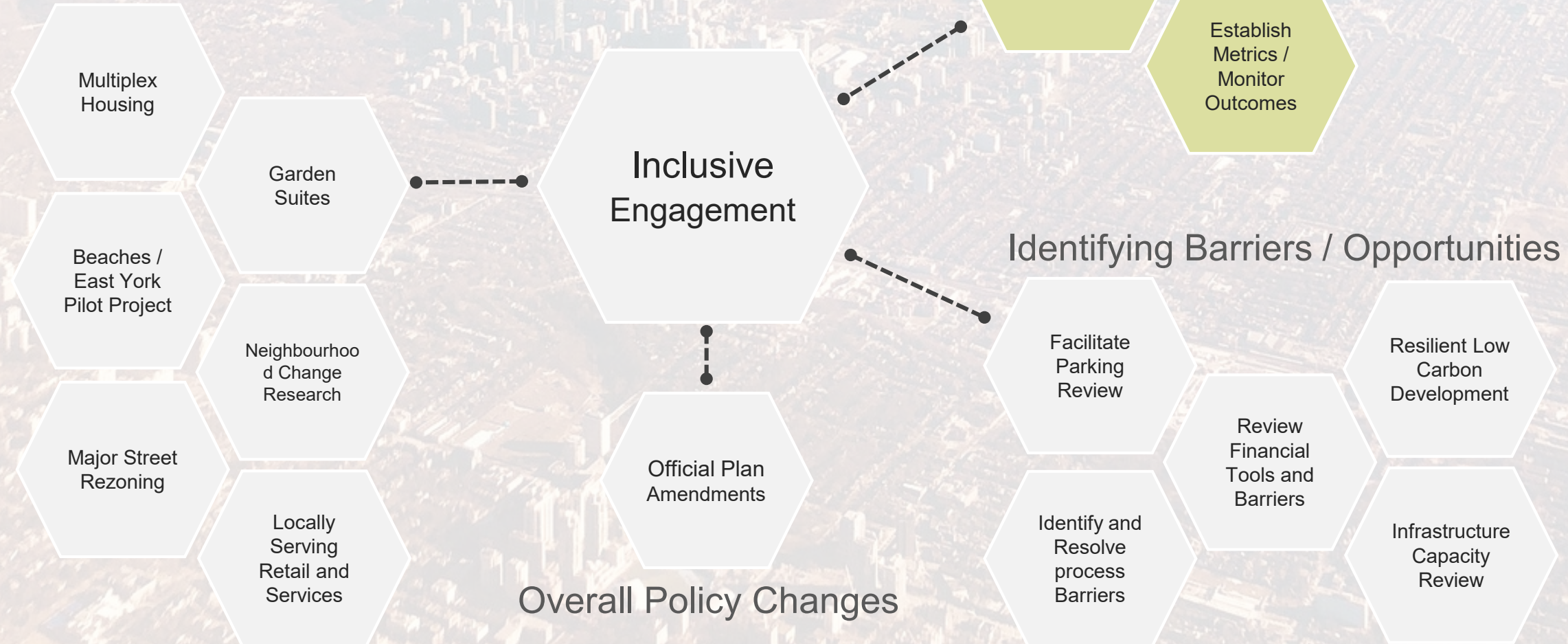
## Overall Policy Changes



# Initiatives Underway

## Metrics, Testing, and Monitoring

## Core Initiatives

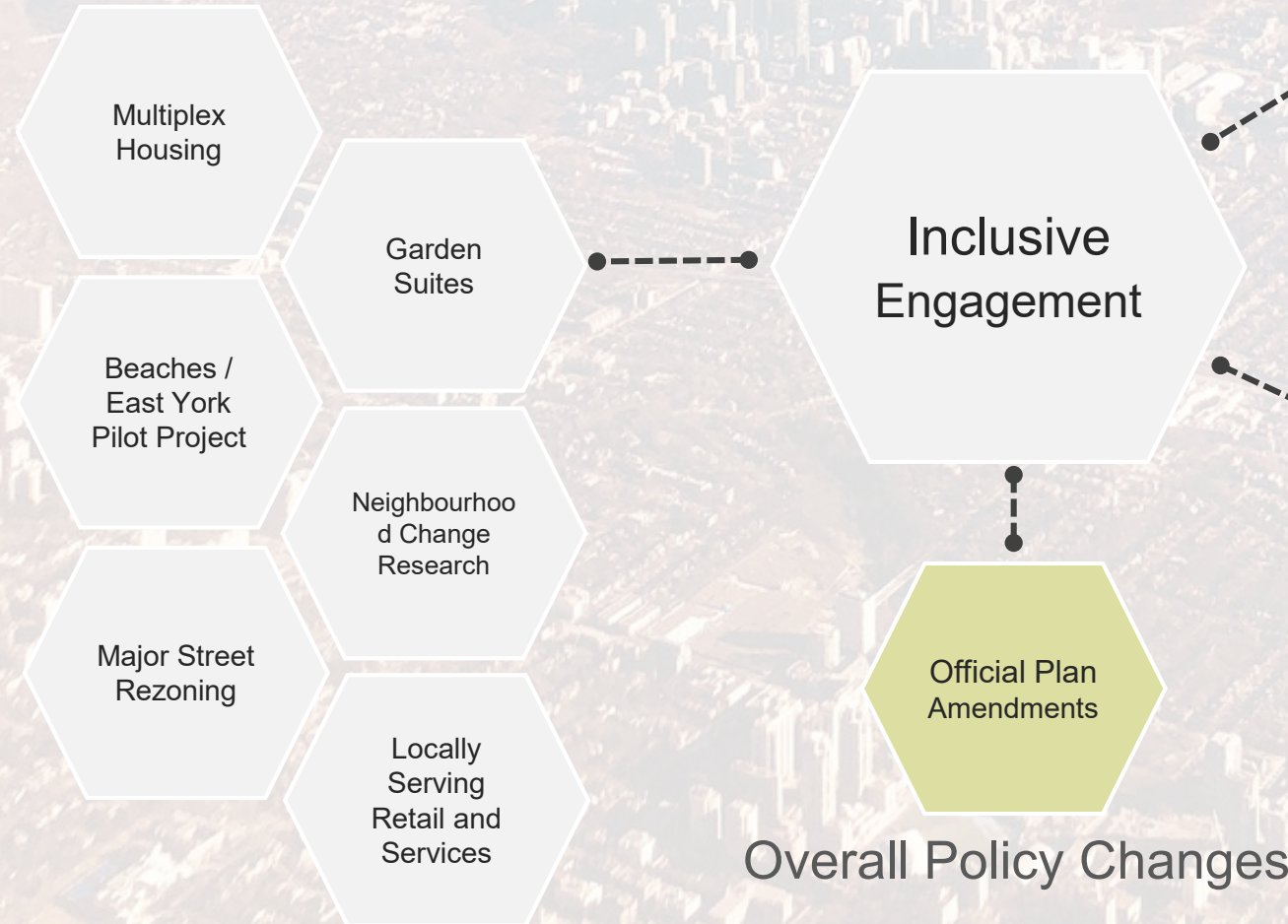




# Initiatives Underway

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## Overall Policy Changes

## Identifying Barriers / Opportunities

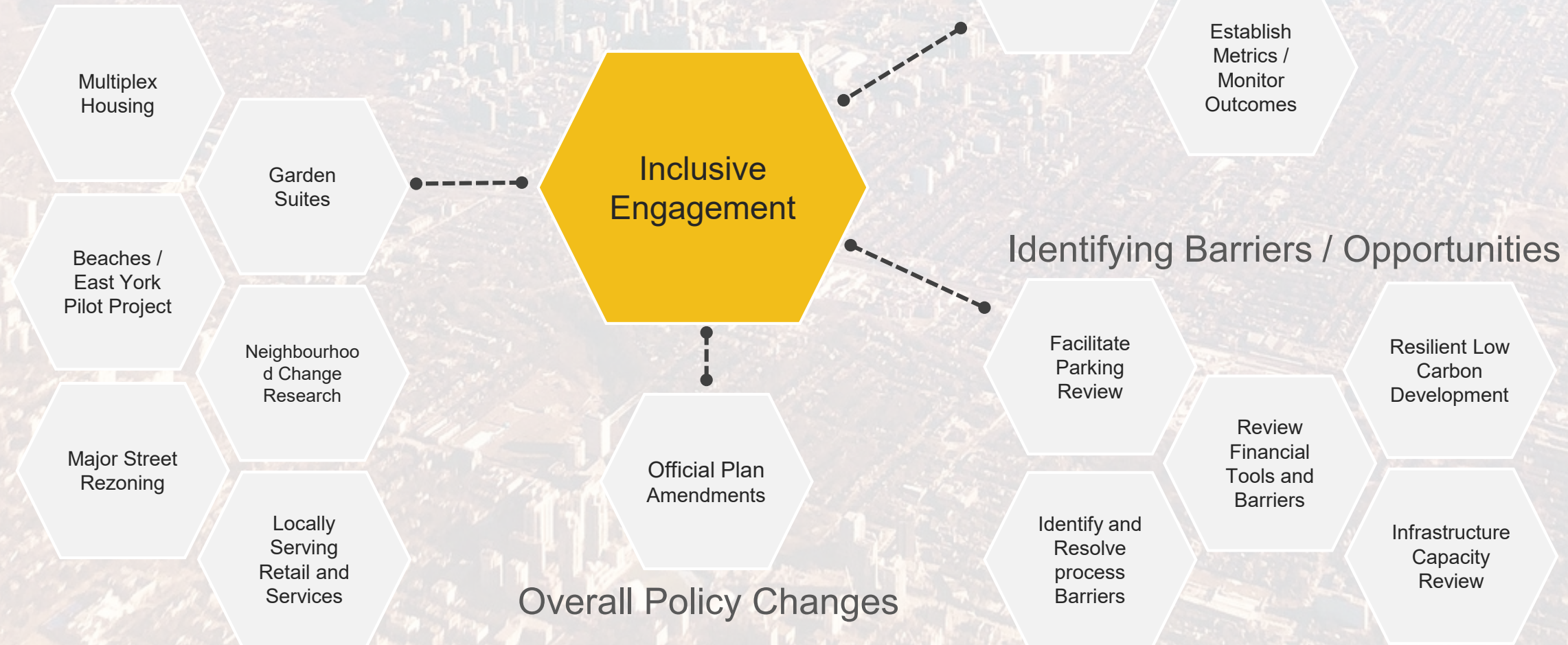




# Initiatives Underway

## Metrics, Testing, and Monitoring

## Core Initiatives





# EHON Consultation







# EHON Consultation

Sign up for e-updates at  
[www.Toronto.ca/EHON](http://www.Toronto.ca/EHON)

## **Multiplex Housing Survey**

Received over 7700+ responses. ~80% + support for Multiplex Housing in Neighbourhoods across the City.

## **Garden Suites Survey and Consultation Video**

Explainer video about garden suites standards along with on-line comment form.

## **E-Updates**

Regular updates via email on all EHON initiatives – opportunities to engage, reports, committee meetings.

## **Streamlining engagement events**

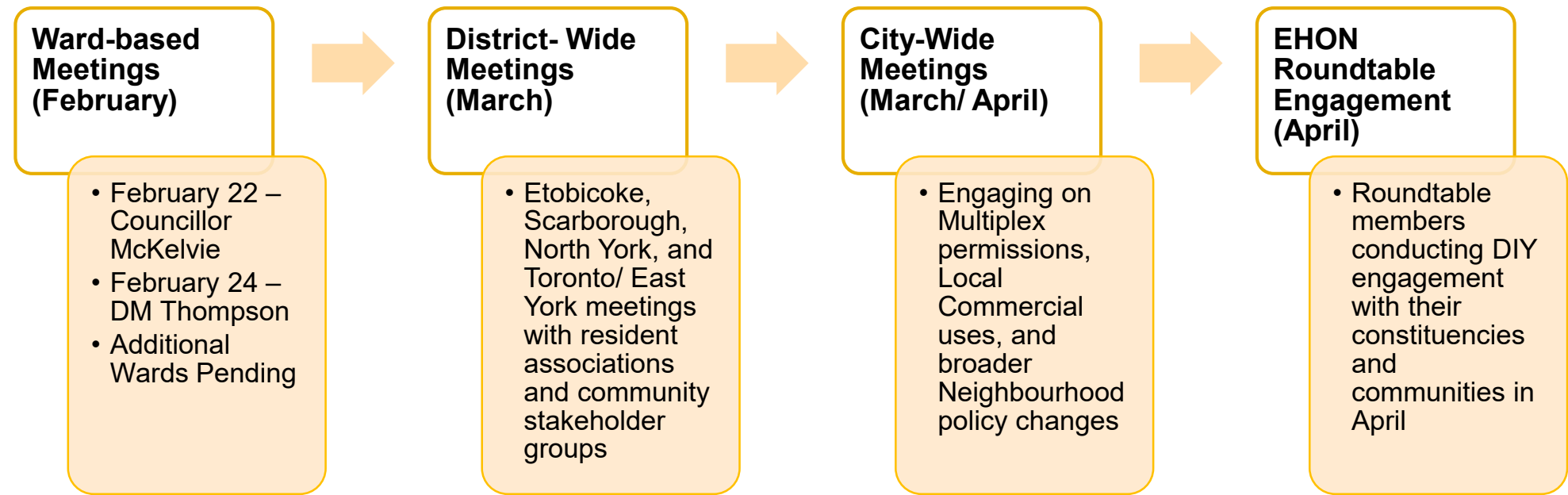
Staff participating and presenting EHON updates at Municipal Comprehensive Review Consultations and scheduling events at meetings hosted by local RAs and grassroots resident groups.

## **Ward-based and City-wide Community Meetings in Spring 2022**

Meetings at both local and city-wide scales to discuss EHON initiatives.



# Upcoming Consultation



← Videos, DIY Toolkits, Stakeholder Meetings, E-updates, Surveys →



# Possible Outcomes: New Housing Options, Similar Building Scale



For demonstration purposes only



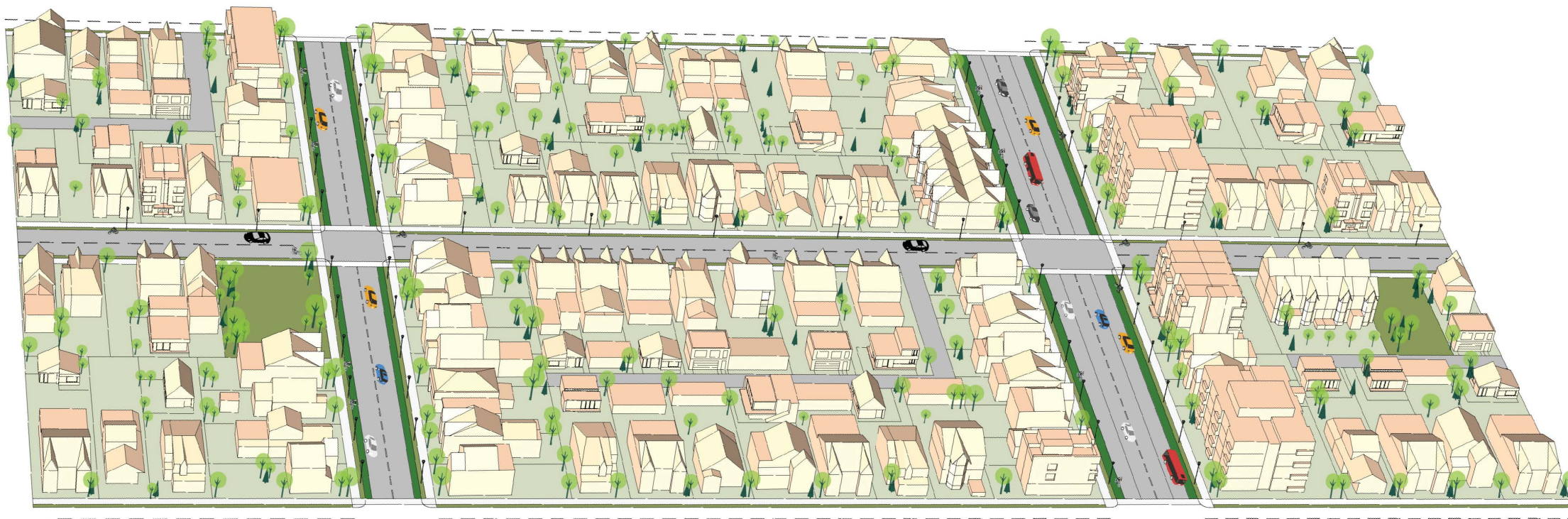
# Possible Outcomes: New Housing Options, Similar Building Scale





# Possible Outcomes:

## New Housing Options, Similar Building Scale





# Questions to Consider - Policy

- How can the Neighbourhood policies better align with the fundamental principles of the City's Official Plan?
- How can Neighbourhoods better accommodate the needs of a growing city in a manner that addresses inequities experienced by Torontonians and newcomers?
- Should the Official Plan promote non-prevailing building types, and other building forms and scales within neighbourhoods in various contexts?
- Can more dense low-rise housing and local commercial uses in Neighbourhoods help address the City's priorities around equity and the environment more effectively?
- Are the current policy terms such as "character", "fit", "prevailing", and "stability" appropriate considering the principles of sustainability, access, equity, and inclusion?
- How have policies emphasizing the physical attributes and typologies of buildings in Neighbourhoods limited healthy evolution and gradual change?





# Other Questions to Consider

- Is a form-based approach to zoning more responsive to neighbourhood scale than an “FSI” or Density approach?
- How can Toronto support missing middle housing and the growth of our tree canopy?
- While EHON is a primarily market housing initiative, how can opportunities to support affordable rental housing be pursued?
- How might Land Division help increase low-rise ownership options in Neighbourhoods?
- In addition to Major Streets, where should the City permit low-rise apartment buildings in Neighbourhoods?





# Next Steps

- Reports on Multiplex Housing and Local Commercial uses before the 2022 election.
- Consultation events to be held throughout 2022.
- Develop a Best Practices / How-to Guide for Garden and Laneway Suites.
- EHON Roundtable to meet monthly from February to May.
- Further reporting in 2023 on Official Plan Amendments, Major Street Rezoning, other work.





# Thank you

