



December 13, 2022

Toronto City Council  
c/o Sylwia Przedzicki, Council/Committee Administrator, City Clerk's Office  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**VIA Email:** [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

**Re: CC2.1: 2023 Housing Action Plan**

Dear Mayor Tory and Councillors:

On behalf of our members, the Toronto Region Board of Trade (“the Board”) is a strong advocate for accelerating and expanding the supply of housing in Toronto and across the region – particularly affordable and accessible housing. Our economic growth and competitiveness urgently requires a substantial increase in the availability of suitable housing options that our growing population and workforce can afford.

Housing affordability is a critical issue for the Toronto region and is already costing our economy nearly \$8-billion per year, as quantified in the Board’s [The Cost of Inaction](#) report. That is why, this past fall, the Board renewed its call for municipal candidates to commit to hitting go on solutions to rapidly build more housing.

**The Board applauds the bold, transformational direction that the Mayor has set out for the 2023 Housing Action Plan, and strongly urges Council to adopt this motion.** After many positive steps at all levels of government, this plan truly responds to our housing affordability and supply crisis with the immediacy and scale that it deserves.

There are several measures in particular that the Board is pleased to support:

- **Ending outdated exclusionary zoning policies and legalizing gentle density like multiplexes in all neighbourhoods across the city.** This aligns with the recommendations in the Board’s December 2021 proposal, [Meeting in the Middle: A Plan to End Exclusionary Zoning](#).
- **Increasing as-of-right permissions for midrise buildings to be built on major streets and in newly defined transition zones.** Updated zoning permissions will allow more homes to be built close to transit without lengthy and expensive approvals processes – freeing up municipal staff to focus on other projects while helping get more homes built faster.

- **Planning for increased density as part of new generational investments in the Port Lands and Waterfront areas**, maximizing housing opportunities and allowing more Torontonians to live close to job opportunities in the downtown area. It will be important that these changes are supported by new public transit like the planned Waterfront East LRT.
- **Revising guidelines, standards and policies** that have too often been used by NIMBY activists to prevent or reduce the number of new homes that can be built – rebalancing the equation between existing and future residents.
- **Maximizing housing development opportunities through the HousingNowTO sites, and in partnership with post-secondary institutions and school boards.** Land is a valuable resource, and all institutions should be encouraged to participate in meeting our ambitious housing goals.
- **Legalizing multi-tenant houses citywide.** These provide one of the most affordable housing options in the city and are often a necessary landing pad for newly arriving workers and students. Providing a legal framework with strong enforcement mechanisms will help ensure these tenants have safe and suitable places to live, helping to maintain the services and businesses that make our communities vibrant.
- **Developing training and trade strategies**, alongside other measures to ensure that we have a sufficient labour pool and the innovative approaches needed to meet these increased production goals.

Housing is a critical priority for the city's economic and social well-being. The Board applauds the vision of Mayor Tory in laying out this ambitious roadmap at the start of a new Council term – setting the table for making necessary progress to support Toronto's continued economic prosperity.

Sincerely,



Jan De Silva  
President and CEO