



July 17, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Sylwia Przewdziecki

EX6.14 - Expanding Housing Options in Neighbourhoods - Beaches-East York Pilot Project: Status Update and Directions Report

Dear Mayor Olivia Chow and Members of Council,

FONTRA wishes to state its objection to this item having been considered at the Executive Committee rather than at the Planning and Housing Committee to which it more properly relates, and to which all previous report backs on this topic have been directed.

The Beaches-East York Pilot Project is intended to investigate and demonstrate innovative planning ideas for subsequent application elsewhere in the city. As such its findings mostly relate to a few properties but potentially are of interest to the whole city. In fact, while most recommendations in the current report relate to a specific property, one recommendation has wider implications for all the Expanding Housing Opportunities in Neighbourhoods (EHON) initiatives in all neighbourhoods across the city:

11. City Council direct the Chief Building Official and Executive Director, Toronto Building, in consultation with the Fire Chief and General Manager, Toronto Fire Services and the Chief Planner and Executive Director, City Planning, to facilitate the design and construction of missing middle housing forms, while meeting Building Code objectives, in support of the City's housing strategy and the Expanding Housing Options in Neighbourhoods initiative by:

a. hiring a Building Code Consultant for technical consulting services to study the feasibility of supporting egress in multi-residential buildings of up to four stories, including additional life safety and other measures which would meet the objectives and intent of the Ontario Building Code, and report back on these findings to the Planning and Housing Committee in the first quarter of 2024; and

b. working in partnership with the Chief Planner and Executive Director, City Planning, incorporate any alternative options for compliance into the “Expanding Housing Options in Neighbourhoods” initiative and other missing middle projects in the City of Toronto.

We recommend:

- That City Council refer the item to Planning and Housing Committee for consideration.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Gregg Lintern Chief Planner and Executive Director, City Planning Division
Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis,
City Planning
Janani Mahendran, Senior Planner, Strategic Initiatives, Policy & Analysis,
City Planning
Vanathy Ganesharajah, Senior Urban Designer, Urban Design, City Planning

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.