



Ward 23, Scarborough North
Toronto City Hall
100 Queen Street West
2nd Floor, Suite A8
Toronto, Ontario M5H 2N2

April 19, 2023

Re: Ensuring Exceptional Housing Options in Our Neighbourhoods

To the Members of Planning & Housing Committee:

Background:

The City of Toronto's ongoing Multiplex initiative is set to bring more types of housing to Toronto's low-rise Neighbourhoods. While the City's intent is to permit multiplexes in all areas designated Neighbourhoods in Toronto's Official Plan, further changes can promote feasibility and financing options for multi-unit residential buildings. Scarborough North has little land designated either Mixed Use or Apartment Neighbourhoods in the Official Plan, meaning that the greatest opportunity for future growth in the ward is in areas designated Neighbourhoods. To further housing innovation in Scarborough North, I am requesting planning studies to further expand planning and housing permissions for Neighbourhoods in Ward 23, which may also generate insights and learnings that can be applied to other parts of Toronto in the future:

- **Additional Two Metres in Depth:** Study opportunities to permit up to 19 metres in building depth for all multiplexes in Ward 23 regardless of lot depth, which will help to enable housing with more family size units, windows and a variety of viable house design considerations; and
- **CMHC Financing:** Help Multiplexes to qualify for Canada Mortgage and Housing Corporation (CMHC) financing (which requires a minimum of five units versus the four units proposed in the Multiplex regulations), to help to ensure more units get built. CMHC will only provide access to preferred interest rates for the construction, purchase and refinancing of multi-unit residential properties and facilitate renewals throughout the life of the mortgage if the multiplexes are a minimum of five units. Without access to CMHC preferential financing, many projects, particularly affordable housing projects, will be unlikely to be financially viable.

Permitting up to six units in Ward 23 – Scarborough North will allow access to CMHC financing for eligible projects.

Recommendation:

That:

- 1) Direct the Chief Planner and Executive Director, City Planning, to undertake an area-specific study, generally bounded by Steeles Avenue, Midland Avenue, Highway 401, and Neilson Road/Morningside Avenue/the Rouge River, to review the potential to permit residential buildings that contain up to six dwelling units in the principal building on properties designated Neighbourhoods in the Official Plan, subject to appropriate

performance standards, and report back to Planning and Housing Committee by the end of 2023 with any appropriate recommendations for zoning by-law amendments.

- 2) Direct the Chief Planner and Executive Director, City Planning, to undertake an area-specific study, generally bounded by Steeles Avenue, Midland Avenue, Highway 401, and Neilson Road/Morningside Avenue/the Rouge River, to review the potential to permit building depths of 19 metres for all multiplex buildings, regardless of lot depth, and report back to Planning and Housing Committee by Q3, 2024 with any appropriate recommendations for zoning by-law amendments.

Sincerely,

Jamaal Myers
Toronto City Councillor, Ward 23, Scarborough North