

September 27, 2023

Planning and Housing Committee City of Toronto  
City Hall, 100 Queen Street West Toronto, Ontario  
M5H 2N2

**Expanding Housing Options in Neighbourhoods: Major Streets Study  
Proposals Report, Item PH6.4**

Dear Committee Members:

The Toronto Regional Real Estate Board (TRREB) strongly encourages you to support the framework and objective for item PH6.4 in the staff report. The housing affordability challenges facing the City of Toronto are a direct result of an inadequate diversity in the mix of housing types and a lack of overall housing supply available to residents.

The Expanding Housing Options in Neighbourhoods (EHON) proposal from city staff supports a much-needed solution to address housing affordability. It allows for a more balanced mix of housing types, such as townhouses, as well as building six-storey apartments along major streets. We are confident that increasing the supply of “missing middle” type housing will greatly help to meet the demands of our growing population. This has been proven in other jurisdictions, such as Montreal, Portland, and Minneapolis. They have all successfully implemented initiatives to allow for mid-rise residential buildings. This initiative has the potential to offer lower-cost housing types on residential land that was previously zoned strictly for higher-cost single-family homes.

The lack of housing supply and restrictive zoning requirements in much of Toronto’s “yellowbelt” has unfortunately led to a decline in population in many of these neighbourhoods. Considering that we are anticipating rapid growth within our city, we need to ensure that more is done. It is our recommendation that we should move forward with the framework established in the city staff’s report to permit townhouses and small-scale apartment buildings (up to six-storeys with 30 units) on properties that are located along major streets and designated Neighbourhoods in the Official Plan. This will enable builders to create multi-family housing units that are scaled up significantly faster than one-off development proposals.

We believe that this will result in a healthier and more balanced market for attainable homes. When these proposals are brought to City Council, TRREB urges councillors to remain focused on the goal to provide a full range of housing options to Torontonians. It is crucial that this housing is in a form that makes efficient use of land and existing infrastructure to ensure residents have the opportunity to afford living in communities across our great city.

We urge the committee and City Council to move forward with this proposal ensuring a more simplified process that will facilitate the creation of much needed “missing middle” housing, without adding unnecessary restrictions and burdens that would make the process onerous and risk a project’s financial viability. TRREB continues to welcome any opportunity to work with City Council and staff on the EHON program.

Thank-you for the opportunity to provide our views.

Sincerely,  
**THE TORONTO REGIONAL REAL ESTATE BOARD**

A handwritten signature in black ink, appearing to read 'Paul Baron', with a long horizontal flourish extending to the right.

**Paul Baron**  
President