



October 24, 2023

Planning and Housing Committee  
City Hall, 100 Queen St W.  
Toronto, ON M5H 2N2  
ATTN: Nancy Martins

*Via email: [phc@toronto.ca](mailto:phc@toronto.ca)*

Dear Planning and Housing Committee Members:

**RE: PH7.9 – Exploring the Potential for Office conversions – and Affordable Housing – in Downtown Toronto**

On behalf of NAIOP Greater Toronto, I am writing to express our support for Councillor’s Bradford’s motion PH7.9 – Exploring the Potential for Office Conversions – and Affordable Housing – in Downtown Toronto. As the City continues to face a housing crisis, allowing for office conversions (of either the building or its zoning) into residential uses could have an immediate impact on alleviating the housing shortage.

NAIOP Greater Toronto represents developers, owners and related professionals in office, industrial, retail, mixed use and multi-residential real estate. With over 1,200 members from approximately 300 companies in the GTA, we are the prominent voice advising on commercial real estate matters that affect the region. As part of our mandate, we undertake policy work to assist governments as they respond to ever-changing economic challenges.

Our recent report by [Altus Group](#) highlights the risks of the current excess office space and how it will continue for decades. Major urban centres, including Calgary, are already addressing this challenge through flexible conversion policies. Calgary’s projects, as part of the City’s Downtown Plan, have been very successful and subject to high demand.

As an association representing office building interests, it is unusual for us to recommend policies that would result in less office space. However, with a significant oversupply of office space lasting potentially for decades, allowing more flexibility for physical conversions, alternative non-residential uses or a change of zoning to allow for a full redevelopment, will help foster the sector’s overall health and help address the housing crisis.

NAIOP Greater Toronto encourages you to support Councillor Bradford’s motion and we look forward to participating in the City’s Office Space Needs Study as it progresses.

Sincerely,

A handwritten signature in black ink, appearing to read "Leona Savoie".

Leona Savoie  
Chair, Government Relations  
NAIOP Greater Toronto