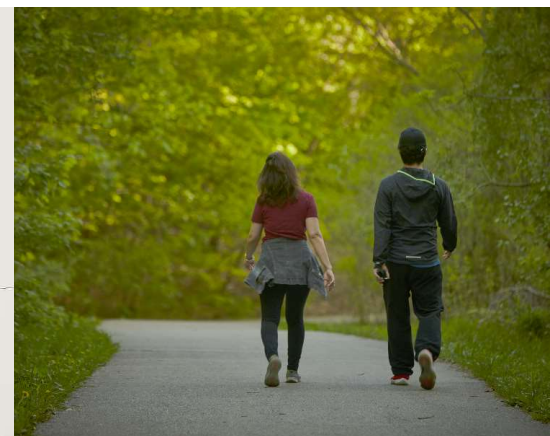
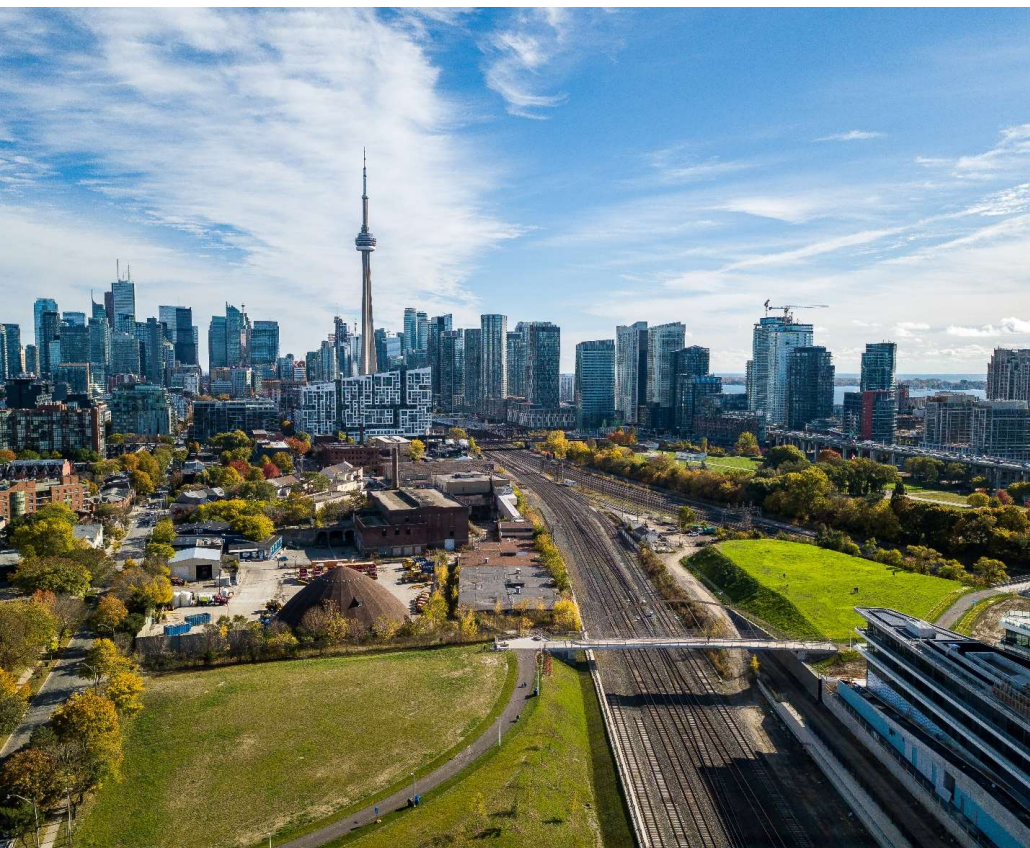




## Expanding Housing Options in Neighbourhoods (EHON): Beaches-East York (BEY) Pilot Project

**CREATE TO**

Transforming  
Toronto's Real Estate

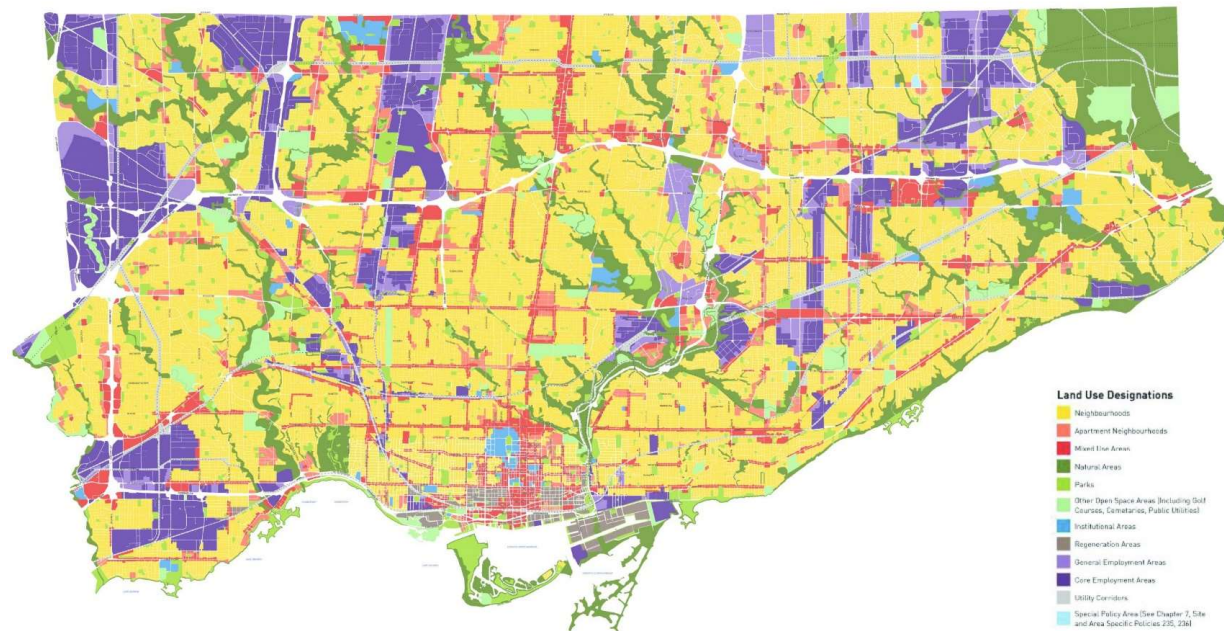
# Background

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- On July 16, 2019, City Council adopted Member Motion MM9.36 entitled "Expanding Housing Options in Toronto - Tackling the Missing Middle and the Yellowbelt". The motion directed City Planning to report on options and a timeline to increase housing options and planning permissions in areas of Toronto designated as Neighbourhoods in Toronto's Official Plan, including opportunities for a demonstration project in Ward 19 - Beaches-East York.  
<https://secure.toronto.ca/council/agenda-item.do?item=2019.MM9.36>
- On July 28, 2020, City Council endorsed the EHON Work Plan Report, including exploring opportunities to pilot missing middle developments in Ward 19 – Beaches-East York.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.6>
- On January 19, 2021, Planning and Housing Committee considered the EHON BEY report, which outlined the intended scope of the Pilot Project. The Planning and Housing Committee requested the Chief Planner and Executive Director, City Planning to work with Real Estate Services, CreateTO, and the Housing Secretariat, in consultation with the local Councillor, to facilitate, through an appropriate development procurement process, the design and construction of demonstration projects, as part of the Beaches-East York Pilot Project.  
<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH20.3>

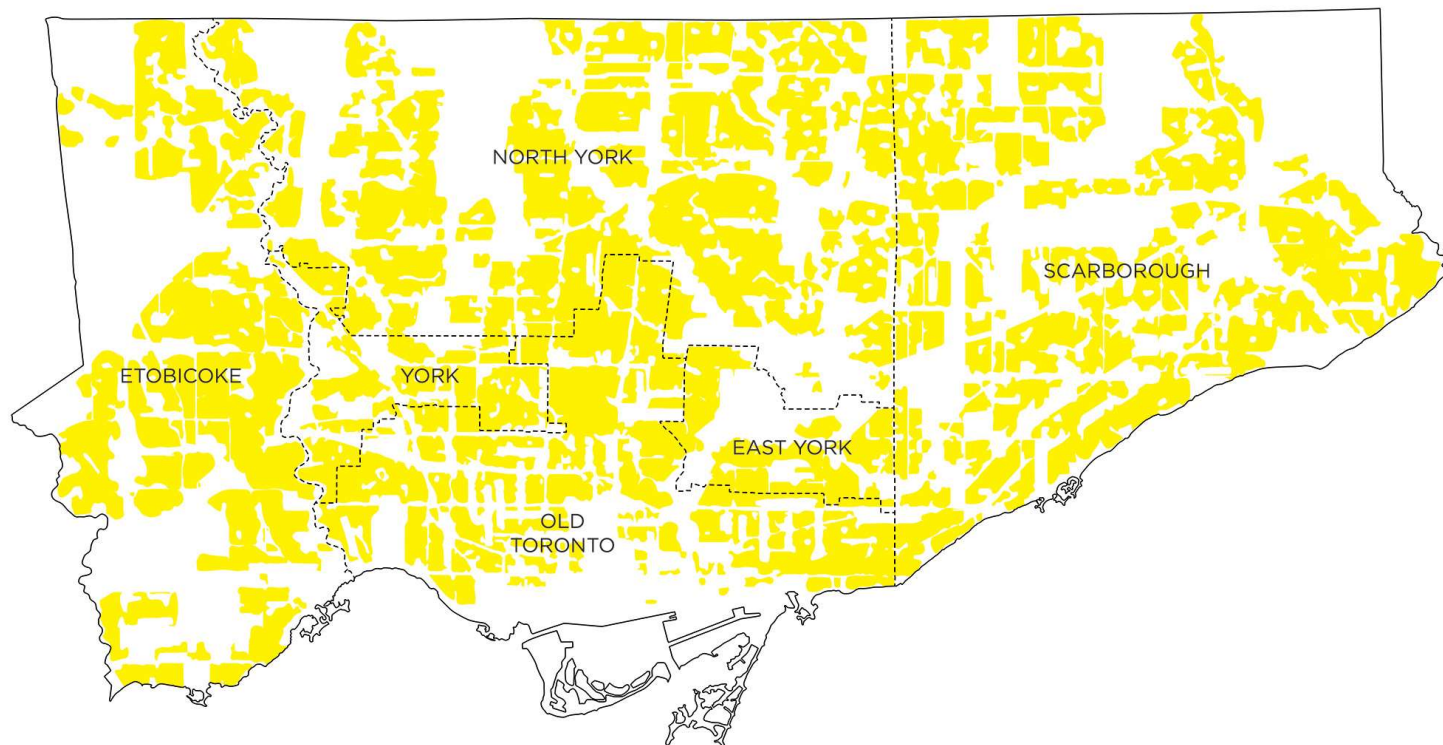
# EHON

- Expanding Housing Options in Neighbourhoods is a City of Toronto initiative to expand opportunities for 'Missing Middle' housing forms in Areas of Toronto designated as Neighbourhoods in the Official Plan, and coloured yellow in the land use plan map, also referred to as the 'Yellowbelt.'



# EHON

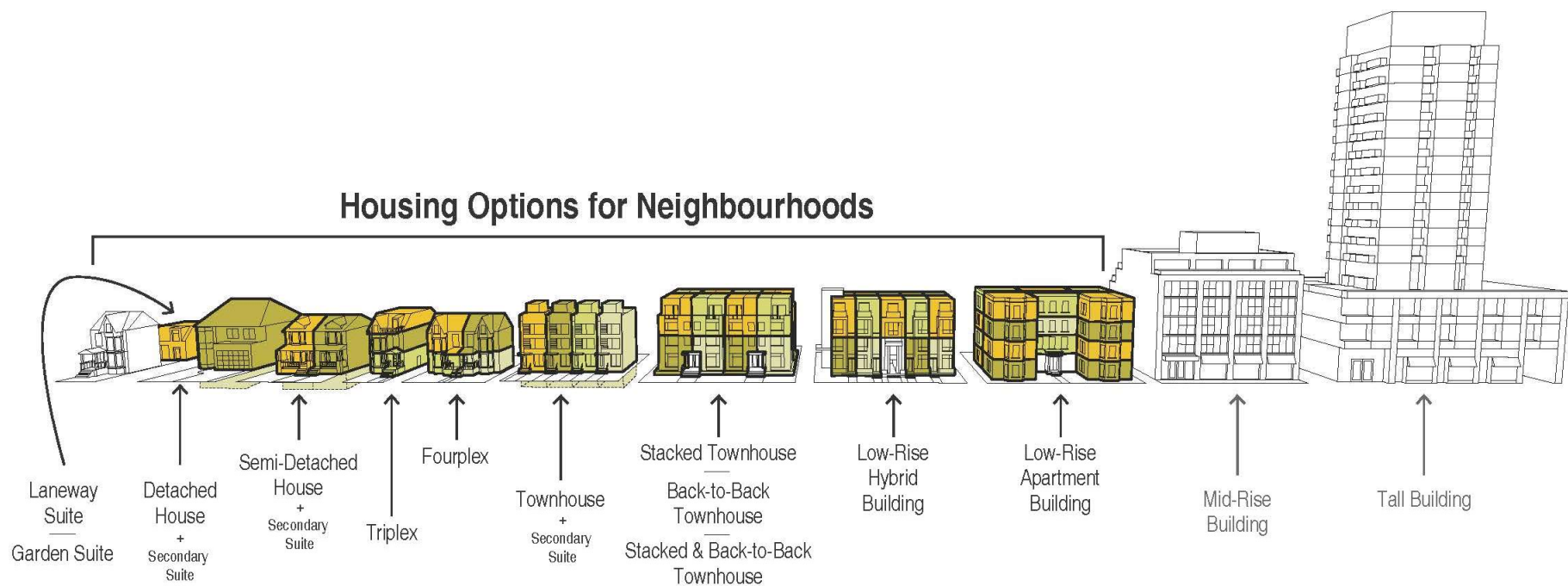
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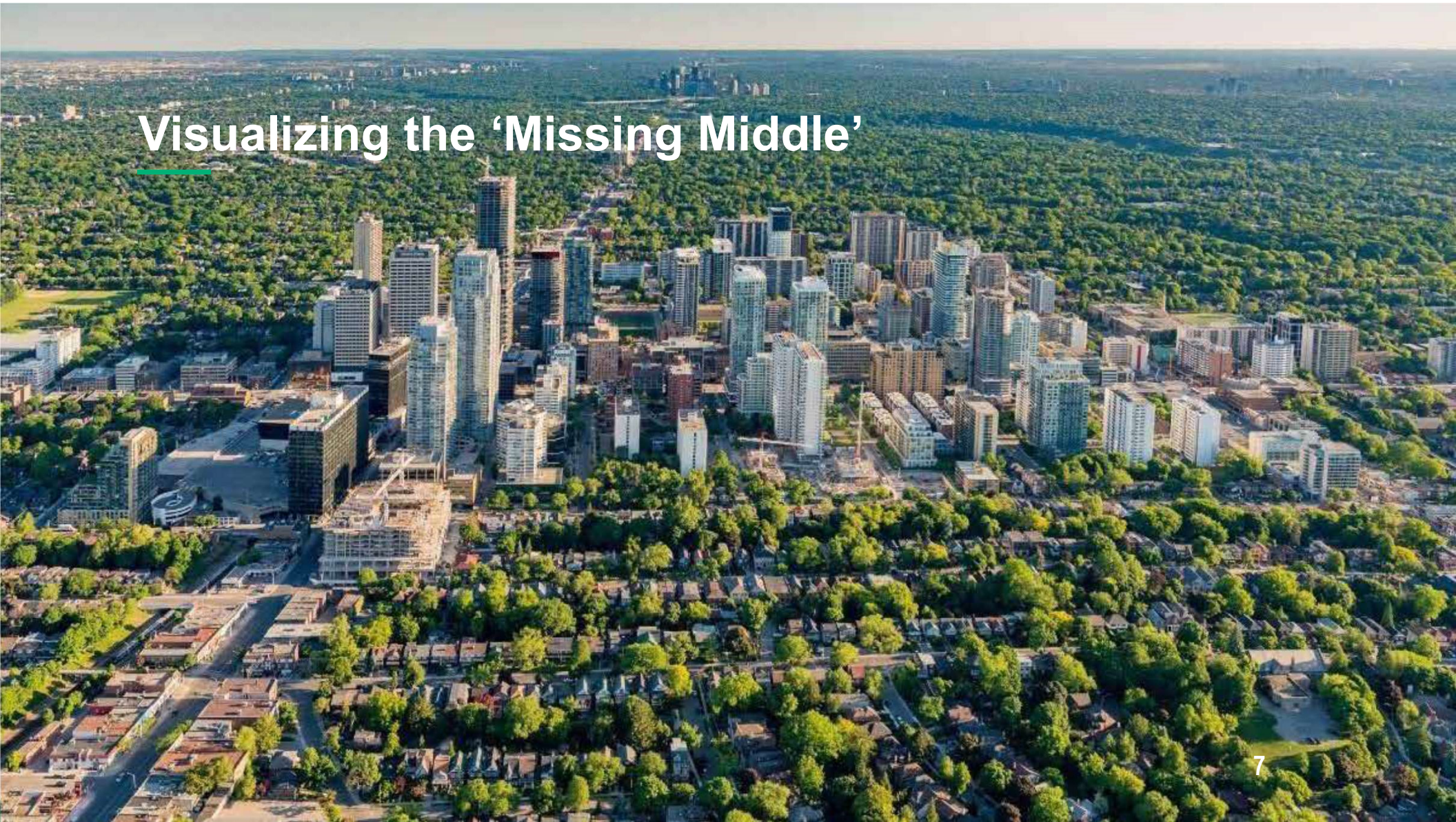
## What is the 'Missing Middle'?

- “Missing” – these housing types can be found in many parts of Toronto today, but they are very limited in where they can be newly built (typically been illegal to build since early 20th century zoning laws were introduced).
- “Middle” – larger scale than a single-detached dwelling but lower scale than a mid-rise building.
- Refers to low-rise scale buildings with multiple units ranging from laneway housing to low-rise apartment buildings.
- Compatible scale and form with existing single detached dwellings in established low-rise residential neighbourhoods.

# Visualizing the 'Missing Middle'



# Visualizing the 'Missing Middle'



# Why is 'Missing Middle' Housing Important?

- Missing Middle forms of housing increase housing access in established neighbourhoods and create a more equitable, sustainable city by:
  - Providing more housing options available for existing and future residents.
  - Allowing additional density in areas of the city experiencing declining populations.
  - Better use of existing services.
  - Enhance walkability.



# EHON Work Plan

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- In July 2020, City Council endorsed the EHON Work Plan Report, which directed staff to undertake a series of actions to study, consult on, and recommend approaches to permit new forms of low-rise housing in the City's Neighbourhoods.
- The EHON Work Plan established a framework of strategies at various scales to increase the housing options in Neighbourhoods, including a pilot demonstration project in Ward 19.
- EHON is a market housing initiative – EHON will not necessarily result in the creation of deeply affordable rental housing; however, it will result in a more diverse range housing forms to support residents with a much broader range of incomes and household compositions at various life stages.

# EHON BEY Pilot Project

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- Priority project as part of the EHON work program.
- On January 19, 2021, the Planning and Housing Committee adopted item PH20.3, including a work plan for the EHON BEY Pilot Project and requested City Staff and CreateTO to facilitate, through an appropriate development procurement process, the design and construction of demonstration projects on appropriate City-owned sites in Ward 19.
- The Pilot Project will assess the feasibility of building missing middle City-owned sites to achieve the following principles of the Pilot:
  - Sustainability and resiliency;
  - Replicability;
  - Accessibility;
  - Compatibility; and,
  - Cost-effective design.
- Intended to highlight potential changes to the development approvals process and to inform approaches for missing middle projects on other sites, both publicly and privately owned, within the City.

## Work To-Date

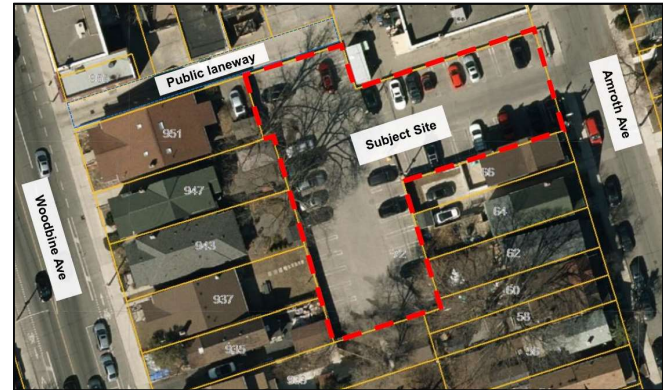
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- Completed a review of all City-owned lands within Ward 19 based on identified criteria, including:
  - Current land use designation and zoning permissions;
  - Lot size, configuration, and grading;
  - Proximity to public transit and cycling infrastructure;
  - Surrounding built and planned context; and,
  - Existing use.
- Hired an architect (Dubbledam Inc. Architecture + Design), sustainability consultant (RDH Building Science), and cost consultant (Altus Group).
- In collaboration with City Staff and the Consultant Team, prepared and analyzed preliminary design options and project parameters to determine the feasibility of providing missing middle housing on a City-owned site.

# 72 Amroth Avenue

- 72 Amroth Avenue was selected as the preferred site to be allocated to the BEY Pilot Project.
- The Pilot team prepared and analyzed preliminary architectural massing concepts to assess the feasibility of achieving the following principles of the Pilot:
  - Sustainability and resiliency;
  - Replicability;
  - Accessibility;
  - Compatibility; and,
  - Cost-effective design.

The Property: Aerial View



Preliminary Massing Concept



## Next Steps

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- An anticipated July 2023 City Staff report to the Executive Committee will expand on the findings of the detailed due diligence and feasibility analysis completed by City Staff and CreateTO.
- The report will recommend authority to transfer the site from the City to CreateTO or one of its managed entities.
- The transfer of the selected site is intended to offset due diligence and marketing costs to execute the BEY Pilot Project – currently no funding available within City budgets.
- It is expected that the future transaction will cover investment costs for CreateTO.
- The report will also seek direction for a City-initiated Official Plan Amendment and Zoning By-law Amendments to de-risk the project and to identify the current challenges that impede the development of ‘missing middle’ housing.