

Avenues Policy Review

Confronting Anti-Black Racism Advisory Committee
September 4, 2024



Agenda

1. What are Avenues?
2. Housing Action Plan
3. Avenues Policy Review
4. Next Steps
5. Questions and Answers

What are Avenues?



Avenues Explained



Avenues are strategic growth areas identified in the Official Plan



Avenues are an overlay not a land use designation.



Avenues are intended to “reurbanize” and accommodate new population growth



Intended to play a main street role and be transit supportive



Growth is anticipated to be incremental



The predominant built form on Avenues is mid-rise buildings (6-11 storeys)



Typically, long but skinny



Scarborough: Kingston Road & Cornell Avenue



- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront

- Green Space System
- Greenbelt Protected Countryside
- Greenbelt River Valley Connections



Toronto Official Plan

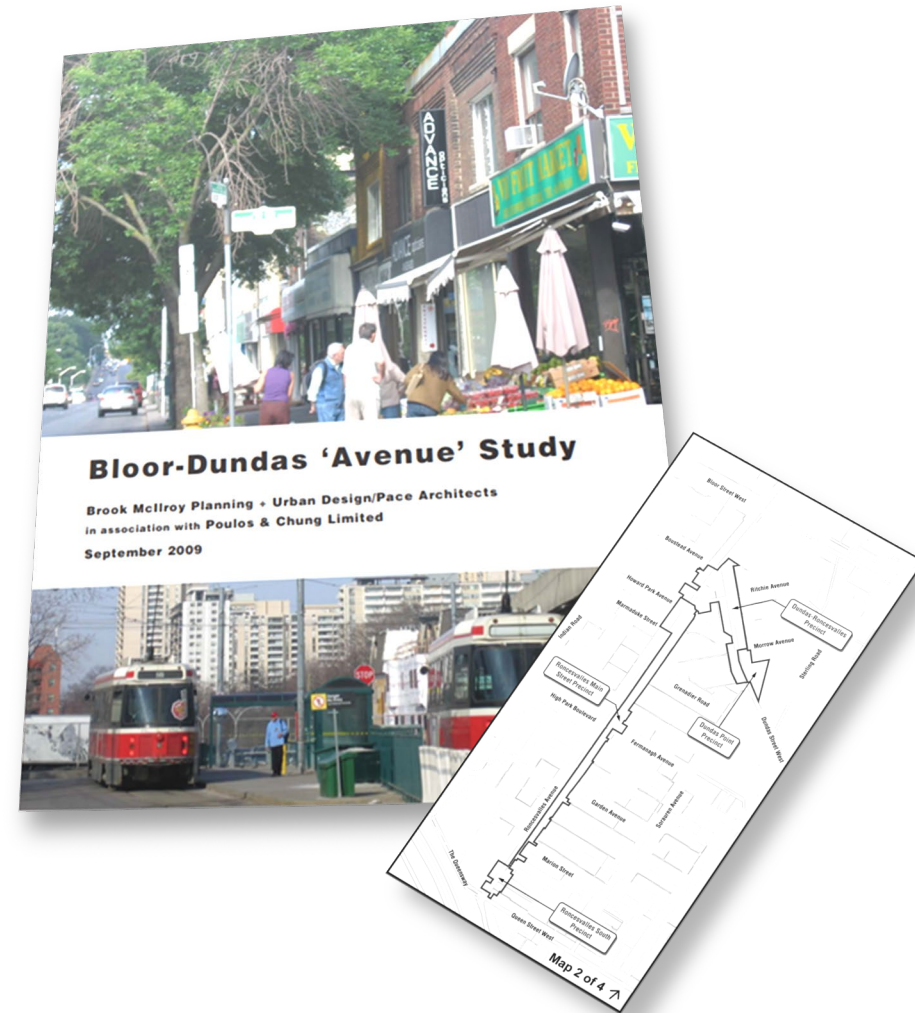
Map 2 Urban Structure

Published January 2024*

*includes known in-effect OPAs
up to 405 and 591

Avenue Studies

- Prepared for strategic mixed-use segments
- Typically assess built densities, transit, parking, public realm, community services and facilities, etc.
- Result in a development framework that includes:
 - Community improvements to support intensification
 - Official Plan Amendments
 - Zoning Amendments
 - Design guidelines



Avenue Segment Reviews

- Required where an Avenue has not been previously studied and a proposed development has the potential to set a new precedent along a segment.
- These reviews:
 - **Assess the impacts** of incremental development of the entire Avenue; and
 - Whether the proposed development is supportable by **available infrastructure**.



Housing Action Plan

2023 - 2026



What is the Housing Action Plan?

- Priorities for the 2022-2026 term of Council
- Identifies a wide range of actions to increase the supply of housing within complete, inclusive communities with the critical infrastructure to support growth.



REPORT FOR ACTION

Housing Action Plan 2022-2026- Priorities and Work Plan

Date: March 7, 2023

To: Executive Committee

From: Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat

Wards: All

SUMMARY

At its meeting of December 14, 2022, City Council adopted [Item 2023CC2.1](#) and directed staff to develop a "2023 Housing Action Plan" for the 2022-2026 term of Council to enable both market, non-market and mixed housing production in order to achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years. This report responds to Council's request for a Housing Action Plan and outlines a strong 'made-in-Toronto' multi-pronged approach to increasing housing supply, housing choice and affordability for current and future residents.

The Housing Action Plan (HAP) priorities for the 2022-2026 term of Council, outlined in this report, include targeted timelines for the approval and implementation of a wide range of actions, policies and programs to increase the supply of housing within complete, inclusive and sustainable communities with the critical infrastructure to support growth. The HAP actions focus on: removing policy and zoning barriers to building housing; leveraging public lands to increase housing supply; preserving existing rental homes; supporting the development of a range of purpose-built rental homes (including market and non-market) through new and strengthened housing policies and programs; and supporting the community sector (including non-profit and co-op housing providers) to modernize and grow their stock.

To help inform this report, and as directed by City Council through [Item 2022 EX34.1](#), a Rental Housing Opportunities Roundtable ("Roundtable") was initiated in January 2023 to support the City in identifying short-term pressures, current constraints and future opportunities to increase rental housing supply within the current challenging economic climate. The Roundtable, comprised of a range of housing policy and development experts as well as City and CreateTO staff, identified a number of challenges to building rental housing in Toronto, as well as actions necessary to help 'unlock' supply.

Attachment 2 to this report is an independent report titled "Perspective on the Rental Housing Roundtable" which will also be used to support future recommended changes

Housing Action Plan 2022-2026- Priorities and Work Plan

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Priorities

Housing Action Plan Priorities for 2022-2026

1. Official Plan, Zoning and Guideline Changes

EHON
(multiplexes,
major streets)

Increasing permissions for
housing and addressing
exclusionary zoning

Avenues
and Mixed
Use Areas

Transition
Zones

Major
Growth
Areas

2. Advancing Housing System Policy & Program Initiatives

Community Housing
Modernization and
Growth

Affordable Housing
Program Updates
(Housing Now, Open Door, HOAP)

Training and
Trades
Strategy

Rental
Housing
Roundtable

3. Leveraging Public Land to Increase the Supply of Housing

Housing
Now Sites

School boards
strategy

Post-Secondary
Housing
Strategy

Federal &
Provincial
Land

TCHC &
Waterfront
Revitalization

4. Preserving the Existing Rental Housing Stock

Multi-Unit Residential
Acquisition (MURA)
Program

Maintaining
rental
replacement

Application of
OPA 453
(dwelling rooms)

5. Public Accountability and Reporting on Progress

Dashboard:
affordable & rental
replacement housing

HousingTO
Plan Update

HAP Annual
Updates

Housing
Pledge

-
- TORONTO**
- OFFICIAL PLAN
- TORONTO

Item PH10.3 – Proposals Report

Planning and Housing Committee directed staff to:

- undertake public and stakeholder consultation on the proposed policy directions,
- report back with an OPA and mapping in Q4 2024,
- advance the review and evaluation of certain City-owned sites adjacent to existing Avenues to support the delivery of housing, and
- consider redesignation of lands identified as areas of transition to better facilitate mid-rise development on Avenues.

Avenues Policy Review

Proposed Changes to the Vision and Policies



Streamline Study Requirements

- Delete the requirement for Avenue Segment Reviews for Avenues that have not been studied
- Delete the requirement for Avenue Studies and replace with a new type of study that is discretionary and flexible



Typology Framework

	Main Street Avenue Corridors	Residential Avenue Corridors	Mixed Use Avenue Nodes
Planned Built Form	Mid-Rise Buildings	Mid-Rise Buildings	Mid-Rise & Tall Buildings
Land Uses	<ul style="list-style-type: none"> A range of non-residential uses are strongly encouraged at-grade, with preference for retail and service uses. Unit size and scale should vary. 	<ul style="list-style-type: none"> Small-scale retail and service uses are encouraged at-grade 	<ul style="list-style-type: none"> Non-residential uses or active uses are required on the ground floors, which should vary widely in size. Larger format commercial and institutional uses are encouraged
Commercial Replacement	Yes	No	Yes

Avenues Policy Review

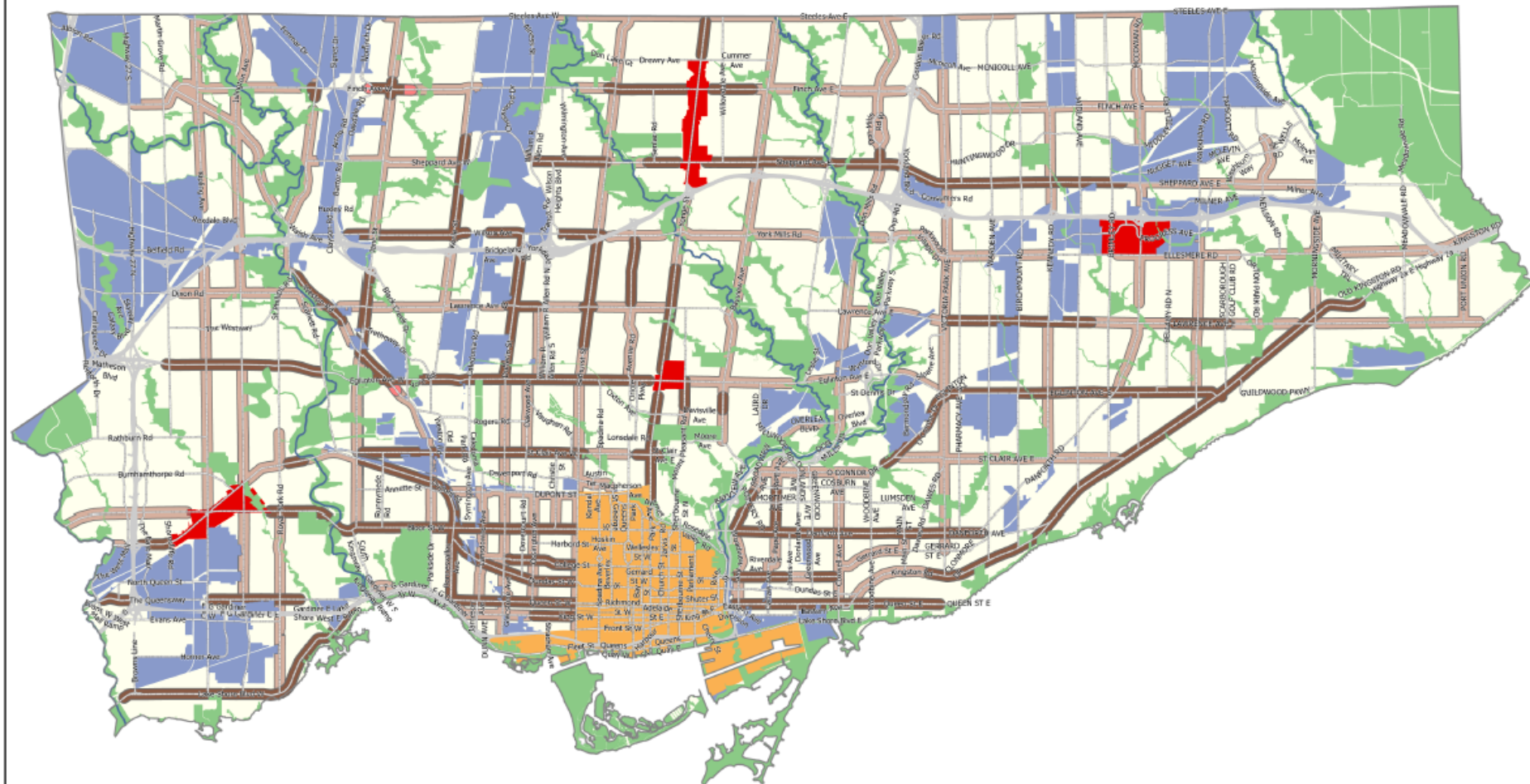
Expanding and Introducing new Avenues

Extend + Introduce new Avenues

Criteria
Land Use Designation
Frequent Transit Service
Existing and planned Major Transit Station Areas (MTSA)
Centres and Downtown
Major Post Secondary Institutions
Major Shopping Centres
Parcels Fronting onto Major Street
Existing Avenue Gaps

Principles
Long and contiguous Avenues are preferable
Avoid creating fragmented Avenues
Avoid areas with limited intensification opportunities
Avoid areas with challenging terrain
Avoid areas with substantial rental housing stock





- Avenues
- Centres
- Downtown and Central Waterfront
- Employment Areas
- Green Space System
- Proposed New Avenues
- Proposed New Avenues through other Initiatives

Toronto Official Plan

Map 2
Urban Structure
with Proposed New Avenues

Draft - June 2024

Next Steps

What's ahead?



Next Steps

1. **Summer 2024** – undertake public and stakeholder consultation on the proposed policy directions and new Avenues Map
2. **Fall 2024** – Undertake public and stakeholder consultation on the final draft proposed policy directions and new Avenues Map
3. **Winter 2024** – Final report with an OPA and mapping to PHC
4. **2025** – Amend Land Use Designations where new Avenues are identified

Questions & Answers

Questions and Answers

- 1) What should be considered in addressing the experience of Black communities, businesses, and individuals in this work?
- 2) Based on what you heard, who are important stakeholders to engage with?

Thank You!

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Avenues, Mid-rise and
Mixed Use Areas Study

