

# PH10.3 Housing Action Plan: Avenues Policy Review - Proposals Report

City Planning Division to  
Planning and Housing Committee

February 28, 2024



# Item 10.3 - Report Recommendations

Proposal Report recommends that Planning and Housing Committee directs staff to:

- **undertake** public and stakeholder consultation on the proposed policy directions,
- **report back** with an OPA and mapping in Q4 2024, and
- **advance** the review and evaluation of certain City-owned sites adjacent to existing Avenues to support the delivery of housing.

# Avenues Policy Review

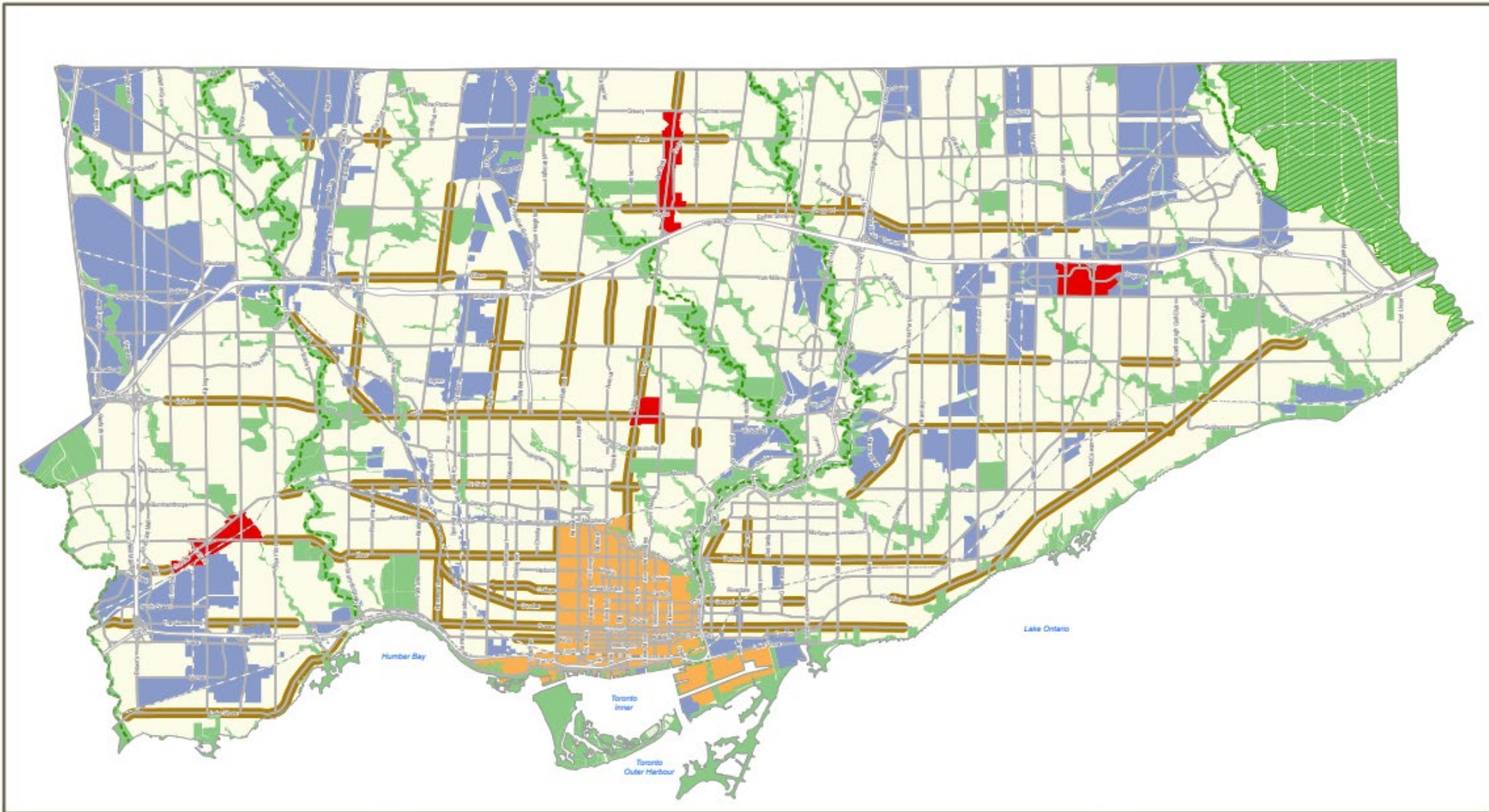
- Review is one of the 54 HAP actions examining and removing policy barriers.

## 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	<b>Avenues and <u>Mixed Use Areas</u></b>	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	

# Related Housing Action Plan initiatives

- Other related HAP action items:
  1. EHON Major Streets Study
  2. Updates to Mid-rise Rear Transition Performance Standards
  3. As-of-right Zoning for Mid-rise Buildings on Avenues
  4. Expanding Mixed Use Areas and Commercial Residential Zoning
  5. Updated Mid-rise Guidelines
- **Integrated and coordinated approach** - enable OP policies and zoning regulations that support the objective of increasing the supply of housing along Major Streets and *Avenues*



- 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

Not to Scale

# Avenues: Status

## Lessons learned

- ✓ over 30 Avenue studies completed; 45% (~80km) of the 175 kms of existing *Avenues*
- ✓ Mid-rise Guidelines (2010)

## Success

- ✓ *Avenues* contained the most proposed projects of any of the growth management areas (June 2022)
- ✓ 160,000 residential units in development pipeline

# Avenues: Update

- The geography of the *Avenues* and related policies have not substantially changed over the past 22 years
- Changes to provincial policies including support for “transit-supportive” development
- Housing crisis – solutions are critical to the social and economic growth and prosperity of Toronto



## **Bloor-Dundas 'Avenue' Study**

Brook McIlroy Planning + Urban Design/Pace Architects  
in association with Poulos & Chung Limited  
September 2009



# Avenues Policy Review: Areas of Focus

- 1) Update vision and policy direction for how *Avenues* will develop
- 2) Extend and introduce new *Avenues*
- 3) Streamline study requirements for building new housing along *Avenues*
- 4) Enable the use of “areas of transition” between *Avenues* and *Neighbourhoods* without amendment to the Plan



# 1) Update Vision and Policy Direction

- Introduce the vision of the **new Avenue typologies** to inform implementing zoning:
  - 1) Main Street Avenue Corridors
  - 2) Residential Avenue Corridors
  - 3) Mixed-Use Avenue Nodes
- Development along *Avenues* - guided by the policies of the Official Plan, design guidelines, as-of-right zoning and other regulations
- Policies in Chapters 6 (Secondary Plans), 7 (Site and Area Specific Policies) and 8 (MTSAs, PMTSAs) prevail

## 2) Extend/Introduce new *Avenues*

- Staff will prepare and consult on:
  - New potential *Avenues* along Major Streets based on criteria
  - Draft maps
- Staff Final recommendations will introduce new and expanded *Avenues*

### Selection Criteria

Land Use Designation

Frequent Transit Service

Proximity to existing and planned Major Transit Station Areas (MTSA)

Proximity to Centres and Downtown

Proximity to Major Post Secondary Institutions

Proximity to Major Shopping Centres

Parcels Fronting onto Major Street

Existing Avenue Gaps

# 3) Streamline Study Requirements

- Delete the requirement for Avenue Segment Reviews for *Avenues* that have not been studied
- Delete the requirement for Avenue Studies
- Option to undertake Local Area Reviews when needed, for example: *Avenues* that are experiencing significant growth pressures and where demand for community services/facilities and hard infrastructure needs assessment.

## 4) Areas of Transition

- Permit consolidation of properties within *Neighbourhood* or *Apartment Neighbourhood* lands for mid-rise development
- Where appropriate, tall building developments on shallow lots with frontage on *Avenues*
- Currently an Official Plan Amendment would be required

# What's Next - Avenues Policy Review

1. February 28 PHC Meeting - Proposals Report
2. Spring-Summer - undertake public and stakeholder consultation on the proposed policy directions
3. Q4 2024 - final report with an OPA and mapping to PHC
4. On-going - the review and evaluation of certain City-owned sites adjacent to existing Avenues to support the delivery of housing

Thank you

