

May 07, 2024

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Committee,

I am writing to you in support of *PH 12.3 - Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report*. Toronto needs more housing in all neighbourhoods and the citywide survey identified “more housing opportunity” as the most important principle for this work. The City should be commended on its push towards more progressive zoning. The work so far lays a strong foundation by:

- Allowing townhomes and six-storey apartments in Neighbourhoods on Major Streets
- Supporting lot assembly
- Regulating density through form-based zoning rather than floor space index, building on the work done for multiplexes.

This report reflects recommendation #9 of the Ontario Housing Affordability Task Force, of which I was a member. The recommendation was to allow ‘as of right’ zoning of 6 to 11 stories with no minimum parking requirements on any streets utilized by public transit (including streets on bus and streetcar routes). These progressive zoning changes reflect the needs of young people, newcomers, and future generations, rather than protecting the interests of existing homeowners.

The City of Toronto committed to expanding as-of-right permissions for missing middle housing as part of its Housing Accelerator Fund application and its Housing Action Plan. This work is an important component of those plans, but it must be effectively designed for Toronto’s current and future generations. Please pass this amended item to not only make Major Streets a success, but to make them a key component of a more affordable and prosperous Toronto.

Sincerely,



Ene Underwood  
CEO