



OLIVIA CHOW
MAYOR

October 29, 2024

Members of Planning and Housing Committee,

Re: PH16.1 - Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report

To address the housing crisis we need to be bold and ambitious as we update our zoning rules. That means enabling more housing in our city and providing more options for people to find a home.

Building more mid-rise buildings on Toronto's Avenues is an important strategy for unlocking more housing quickly. Toronto's Avenues are in highly liveable areas. They're near transit, employment areas, schools, parks, grocery stores, and other amenities and services. There is a great deal of potential to build wonderful communities that cater to people of all walks of life.

I am grateful to staff for this report, which contemplates the potential of mid-rises and proposes more mid-rise buildings as-of-right on our Avenues. This will speed up approvals, and allow for more homes to be delivered faster and more affordably.

It's a big step in the right direction, but I believe we can go further. We can allow for even more homes along these Avenues and give more people the opportunity to live in our city.

While this work must happen quickly, it must also be done with care. I asked staff about increasing the density immediately but it needs to be more than just assigning new as-of-right heights arbitrarily. The recommendations below would direct staff to quickly undertake the technical work required to create permissions for more housing on our Avenues.

I ask that Planning and Housing Committee support these recommendations to allow the fastest path to enabling more housing along our Avenues.



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Recommendations:

Request the Interim Chief Planner and Executive Director, City Planning to consider opportunities to enable additional residential Intensification through the Housing Action Plan work program including:

- a) Updates to the mid-rise urban design guidelines to provide flexibility and enable opportunities for taller and denser mid-rise built form along the Avenues and report back to the December 5 Planning and Housing Committee;**
- b) Re-examine older avenues studies and consider opportunities to align height, density and built form permissions with the recommended new as-of-right zoning for midrise permissions and report back to the Planning and Housing Committee in Q3 2025; and**
- c) Make best efforts to identify additional opportunities to enable increased housing supply along existing and proposed Avenues that are served by frequent transit and report back to the Planning and Housing Committee in Q1 2025.**

Sincerely,

Mayor Olivia Chow