



December 5, 2024

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

**RE: PH17.10 Housing Action Plan: Mid-Rise Building Design Guidelines**

Dear Councillor Gord Perks and Members of the Planning and Housing Committee,

FoNTRA supported the recommendations of PH16.1 Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report. The comprehensive Building Design Guidelines document is very helpful in showing what the buildings will look like. We expected this information to be included in in 16.1.

Missing in the Guidelines is how new midrise buildings will impact the rear abutting neighbourhoods, such as photos and illustrations showing how the midrise buildings can best relate to abutting the residential neighbourhoods.

The diagrams show buildings meeting the zoning regulations and filling the lot. But lots have various depths. Many lots are longer. A double loaded corridor building can leave a greater rear setback. There are no guidelines for uses and treatment of this additional space, including tree planting.

We appreciate that PH17.10 lists all the reports related to the Midrise initiatives. It would be helpful to provide this information on the website, as well as for the many reports on EHON initiatives. And to keep this information updated.

We note that the report states that the midrise building zoning changes were approved by your Committee on June 13 but they were approved October 30 2024.

Yours truly

Geoff Kettel  
Co-Chair, FoNTRA

Cathie Macdonald  
Co-Chair, FoNTRA

Cc: Mayor Olivia Chow  
John Duncan, Senior Planner, Zoning Section, City Planning Division

Emilia Floro, Director, Urban Design, City Planning Division  
Rong Yu, Project Manager, Urban Design, City Planning Division  
Jeffrey Cantos, Director (Acting), Strategic Initiatives, Policy & Analysis,  
City Planning Division  
Kyle Pakeman, Project Coordinator, Official Plan & Legislation, City Planning Division

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 250,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.