

## City Council

### Notice of Motion

|        |        |  |  |           |
|--------|--------|--|--|-----------|
| MM32.5 | ACTION |  |  | Ward: All |
|--------|--------|--|--|-----------|

### **Creating More Affordable Housing Options in Our Neighbourhoods - by Councillor Jamaal Myers, seconded by Councillor Josh Matlow**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Planning and Housing Committee. A two thirds vote is required to waive referral.*

### **Recommendations**

Councillor Jamaal Myers, seconded by Councillor Josh Matlow, recommends that:

1. City Council amend City of Toronto Municipal Code Chapter 415, Development of Land, Article I, by reducing development charges applicable to the second, third or fourth residential dwelling unit contained in developments of up to six units on a single parcel of land to \$0 (Zero Dollars) for developments for which Building Permits are issued between the date that the proposed amendment comes into force and April 30, 2027; where the above noted reduction applies and there are more than four residential dwelling units being developed, the reduction shall apply to the units with the greatest number of bedrooms.
2. City Council further amend City of Toronto Municipal Code Chapter 415, Development of Land, to clarify that any Garden or Laneway Suite that is the subject of a Development Charge Deferral Agreement for Ancillary Dwelling Units shall not be included in calculating the total number of units on the parcel of land and that the Garden or Laneway Suite shall continue to benefit from the Development Charge Deferral provided for in the agreement.
3. City Council amend City of Toronto Municipal Code Chapter 415, Development of Land, Article III, to provide an exemption from parkland dedication cash in lieu requirements for the second, third and fourth residential dwelling unit contained in developments of up to six residential units (or up to seven where there is a Garden or Laneway Suite) on a single parcel of land for developments for which Building Permits are issued between the date that the proposed amendment comes into force and April 30, 2027.
4. City Council direct the Chief Planner and Executive Director, City Planning to consider, as part of the Official Plan and Zoning By-law Amendments being considered through the Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing initiative, opportunities for permitting permeable paving solutions, especially those integrated with low-growing plants, to be counted as part of the soft landscaping requirement for multiplexes located within Wards 1, 2, 3, 5, 6, 7, 8, 15, 16, 17, 18, 20, 21, 22, 23, 24, and 25 within the former municipalities of Scarborough, Etobicoke and North York, where the permeable paving solution is intended for the provision of on-site parking.

## **Summary**

Scarborough has long offered families from across the world affordable homes and housing options that met their needs, regardless of income or size. Today, those opportunities are increasingly out of reach—in Scarborough and across Toronto - due to rising costs that disincentivize the development of the types of comfortable and multigenerational homes we can build. Currently, all multiplex developments in Toronto that are four units and under are exempt from parkland fees and development charges. This motion seeks to provide the same incentive for the first four units contained in larger developments of up to six units. This motion also directs the Chief Planner to consider permitting permeable paving options that suit suburban wards that receive windrow-clearing services as a component of the soft landscaping requirements to further make building these homes more affordable for our families.

## **Background Information (City Council)**

Member Motion MM32.5

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-257411.pdf>)