

Attachment 2: Additional Decision History

On June 1, 2023, Planning and Housing Committee received Item PH4.7 a preliminary report on the “Mid-Rise Buildings Rear Transition Performance Standards Review & Draft Update”, and directed the Chief Planner and Executive Director, City Planning to undertake public and stakeholder consultation on the Draft Performance Standards, as well as other existing Mid-Rise Buildings Performance Standards and report back with final recommendations on the Rear Transition Performance Standards.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.7>

On November 30, 2023, Planning and Housing Committee received Item PH8.4 a status report on the “Housing Action Plan: Mid-Rise Buildings Rear Transition Performance Standards Review & Update”, and directed the Chief Planner and Executive Director, City Planning to report back in Q2 2024 with the final updated Rear Transition Performance Standards and Zoning By-law Amendments to implement as-of-right permissions, and to make best efforts to report back by Q4 2024 with draft consolidated Mid-rise Building Design Guidelines.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.4>

On December 13, 2023, City Council adopted Item MM13.27 – “Federal Housing Accelerator Fund - Supporting Generational Transformation of Toronto’s Housing System” including direction to the Deputy City Manager, Development and Growth Services, to receive receipt of the Housing Accelerator Fund program funds, in accordance with the terms and conditions of the Contribution Agreement and any related agreements, directives or program guidelines.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM13.27>

On April 17, 2024, City Council adopted Item PH11.2 – “Our Plan Toronto: Official Plan Chapter One – Decision Report – Approval”. This decision report recommended replacing the current Chapter One with a new Chapter One that focuses on advancing reconciliation, a Vision to 2051, and Principles for a successful and inclusive city. The recommended Chapter One serves as a statement of values that will inform future amendments to the Plan, with an emphasis on inclusion, access, and equity.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.2>

On May 22, 2024, City Council adopted Item PH12.3 – “Expanding Housing Options in Neighbourhoods: Major Streets Study – Final Report”. The final report recommended an Official Plan Amendment to permit townhouses and small-scale apartment buildings along major streets in Neighbourhoods areas across the city. A Zoning By-law Amendment was also recommended to implement these permissions as-of-right in all residential zones across Toronto, and to implement appropriate performance standards.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>

On June 13, 2024, Planning and Housing Committee received Item PH13.4 – “Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on *Avenues* and Updated Rear Transition Performance Standards - Proposals Report”, and directed the Chief Planner and Executive Director, City Planning, to consult stakeholders and the public on the recommended draft zoning by-law amendment and report back with the final recommended zoning by-law amendment in the third quarter of 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.4>

On November 14, 2024, City Council adopted Item PH16.1 – “Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on *Avenues* and Updated Rear Transition Performance Standards - Final Report” adopting a zoning by-law amendment to provide as-of-right mid-rise zoning permissions along segments of the *Avenues*, and directed the Chief Planner and Executive Director, City Planning, to consider various opportunities to enable additional residential intensification and enable opportunities for taller and denser mid-rise built form along the *Avenues*.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.1>

On December 5, 2024, Planning and Housing Committee adopted PH17.10 – “Housing Action Plan: Mid-Rise Building Design Guidelines” which updates the previous Mid-Rise Building Design Guidelines. The updated design guidelines consolidates and amends several performance standards including increasing heights on streets with a 45 metre right-of-way width, eliminating angular planes, and providing more flexibility with respect to the massing of buildings. This update design guideline will be used by Development Review and City Planning staff when evaluating mid-rise development proposals.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.10>