

Attachment 3: Housing Action Plan - Further Information on Avenues Related Initiatives

The Housing Action Plan (HAP) priorities for the 2022-2026 term of Council was approved by Council in December 2022, and sets targeted timelines for the approval and implementation of a wide range of actions, policies and programs to increase the supply of housing within complete, inclusive and sustainable communities with the critical infrastructure to support growth.

The HAP actions focus on removing policy and zoning barriers to building housing; leveraging public lands to increase housing supply; preserving existing rental homes; supporting the development of a range of purpose-built rental homes (including market and non-market) through new and strengthened housing policies and programs; and supporting the community sector (including non-profit and co-op housing providers) to modernize and grow their stock.

The HAP's Avenues, Mid-Rise and Mixed Use Areas group of action items direct staff to identify policy, mapping, zoning and guideline changes that would simplify approvals and facilitate development along Avenues and in Mixed Use Areas. City Planning is actively working to advance these action items in a comprehensive and integrated manner. Collectively, these planning studies and initiatives will expand the areas of the city identified as Avenues, put in place updated Official Plan policies for Avenues to guide intensification and change along Avenues, provide zoning permissions for mid-rise development along Avenues, and update urban design guidelines for mid-rise development on Avenues:

Avenues Policy Review:

- Study of Official Plan policies exploring opportunities to streamline study requirements; extend and potentially introduce new Avenues; update the vision and policy direction for how Avenues will develop; and examine options for creating areas of transition between Avenues and Neighbourhoods to enable more housing.
- Expanding Mixed Use Areas Designations
 - Review of the Official Plan's Land Use maps to explore opportunities to expand the Mixed Use Areas designation in certain geographies.

Zoning initiatives for Avenues:

- As-of-Right Zoning for Mid-rise Buildings on Avenues (Avenues without Avenue Studies)
 - Zoning amendments to increase permitted heights and densities for Avenues where an Avenue Study defining area-specific built form policies has not been completed.
- As-of-Right Zoning for Mid-rise Buildings on Avenues (Avenues with completed Avenue Studies but no implementing zoning)
 - Project preparing implementing zoning for Avenues where an Avenue Study has been completed to enable as-of-right development that conforms to the adopted Area-Specific Policies and Urban Design Guidelines
- As-of-Right Zoning for Mid-rise Buildings on Avenues (New Avenues and Mixed Use Areas)

- Project to update zoning permissions for any new or extended Avenues and expanded Mixed Use Areas designated by the HAP Official Plan Policy projects.

Urban Design Guideline updates:

- Updated Mid-Rise Building Rear Transition Performance Standards
 - A focused review of these performance standards to create additional opportunities to facilitate the development of mid-rise buildings, supporting increased housing supply in walkable, complete communities.
- Updated Consolidated Mid-Rise Building Urban Design Guidelines
 - A broader review to update and consolidate the existing Mid-Rise Building Urban Design Guidelines that incorporate recommendations from mid-rise monitoring, public and stakeholder consultation, and further analysis to promote economical and sustainable mid-rise development.