

June 11, 2025

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario, M5H 2N2

**Attn: Planning & Housing Committee – [TRREB Submission on PH22.8 – Housing Action Plan:
Avenues Policy Review – Phase Two Work Plan](#)**

Dear Planning & Housing Committee Members,

On behalf of the Toronto Regional Real Estate Board (TRREB), thank you for the opportunity to provide feedback on the Avenues Policy Review (agenda item PH22.8).

TRREB welcomes the progress made through City Council's adoption of the Avenues Review and strongly supports the City's direction to enable more as-of-right zoning and streamline residential development along Toronto's avenues by leveraging them as key growth areas.

This approach marks a significant shift toward proactively supporting mid-rise housing, increasing density where it makes sense, and unlocking more housing options along transit-supportive corridors. We commend City staff and Council for advancing a policy framework that recognizes the immense potential of the avenues to bring tens of thousands of new homes into the development pipeline and begin addressing Toronto's urgent housing needs.

To that end, the City should move swiftly on advancing Phase 2 of the Avenues Review to establish clear, streamlined zoning and remove barriers to development. The goal must be to reduce delays—not to replace one approval hurdle with another. The new framework passed by Council is an opportunity to ensure the avenues remain adaptable, allowing for a mix of residential and commercial uses that reflect local needs and evolving market conditions.

Now that the framework has been approved, zoning implementation must be equally ambitious, practical, and outcome-focused. The opportunity to enable up to 160,000 new homes along Toronto's avenues must not be lost to unnecessary delays. It is concerning that the implementation timeline stretches into 2027 – particularly at a time when housing starts are trending downward. If this is not addressed, the city's housing affordability and supply crisis will be significantly worse in the coming years.

TRREB is encouraged by Council's direction and urges the Committee to champion a fast and flexible implementation process – one that supports new housing at scale, aligns with transit infrastructure, and meets the needs of communities ready for growth.

Building on the findings of Phase 1, we emphasize the importance of ensuring that the final report from Phase 2 focuses on refining – rather than reinventing – the policies that support mid-rise and mixed-use development. The core objective must be to update zoning permissions and performance standards in a way that removes barriers to redevelopment and ultimately enables more housing along avenues. This should remain the guiding principle for success.

Sincerely,



Elechia Barry-Sproule
President