



June 12 2025

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

RE: PH22.5 Housing Accelerator Fund: Apartment Infill Study - Residential Infill Report

Dear Chair Councillor Gord Perks and Members, Planning and Housing Committee

A report recommending citywide zoning changes to allow new infill housing and the conversion of underused space to new housing on existing apartment tower sites. These changes could apply to 5,000 existing apartment sites across Toronto, creating opportunities to add housing while maintaining existing rental stock.

Note that the apartment infill recommendation is required in order to fulfill commitments made by the City under the \$471.1 million agreement with the Government of Canada through the Housing Accelerator Fund.

Proposed amendments:

- *The study recommends zoning amendments to enable additional housing on existing apartment sites by permitting townhouses on sites zoned Residential Apartment Commercial in city-wide Zoning By-law 569-2013, and by permitting the conversion of certain underutilized common spaces into residential dwelling units.*
- *It also recommends new permissions to enable overcladding associated with deep energy retrofits of existing apartment buildings, which will contribute to Toronto's housing supply through the preservation of existing and aging housing stock.*

Comments

This proposed program concerns developments generally built in the 1960s and 1970s and commonly known as "Tower in the Park" that house much of the City low rent stock. The effort to remove the "park" from the "tower in the park" is unfortunate given the important social and recreational role played by such lands in these communities, which may otherwise be park-deficient.

Again, this proposal is driven by federal funding opportunity rather than by sound data analysis.

It is recommended:

- That the proposal be referred back to staff to engage residents in examination of the recreation and social role of the lands that would otherwise be removed.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cc: Jason Thorne, Chief Planner and Executive Director, City Planning
Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning Division,
Caroline Samuel, Manager, Zoning Section, City Planning Division,
Carla Tsang, Senior Planner, Zoning Section, 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.