



June 12 2025

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

RE: PH22.2 - Neighbourhood Intensification Research Bulletin

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

This report represents a research snapshot estimating how much housing could potentially be added across Toronto as a result of the City's Expanding Housing Options in Neighbourhoods planning initiatives including laneway suites, garden suites, multiplexes and housing along major streets. It is estimated that these initiatives could create up to 54,600 homes by 2031, and up to 163,785 homes by 2051.

Findings (as of the end of 2024)

- *The Bulletin estimates the uptake of citywide residential units resulting from the EHON initiatives by 2051 at 163,785 units. The estimated uptake is 9,180 Laneway Suite units, 26,388 Garden Suite units, 87,134 Multiplex units and 41,083 units in Major Streets projects*
- *The Bulletin's findings highlight that as a component of Toronto's Housing Action Plan and Housing Accelerator Fund commitments, EHON initiatives could contribute approximately 54,600 units or almost one-fifth (19%) of the new housing required to achieve the Building Faster Fund and Municipal Housing Target of 285,000 units by 2031.*

Comments

The report represents a theoretical "armchair" analysis that does not investigate the ground-level situation or include resident and local business input. As is being widely discussed the crisis may not be just a 'supply problem' but more an 'affordability problem' or 'financing problem' with respect to the condominium market

It is recommended (same as PH22.1):

- That the City consider making zoning permission approvals time limited.

- That City Council work with other Ontario municipalities to request the Provincial government to approve inclusionary zoning commitments.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cc: Jason Thorne, Chief Planner and Executive Director, City Planning
Karlene Stubbs, Planner, Strategic Initiatives, Policy and Analysis, City Planning,
Kara Naklicki, Senior Planner, Strategic Initiatives, Policy and Analysis, City Planning,

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.