

From: [Phil Pothen](#)
To: [Councillor Perks](#); [Councillor Nunziata](#); [Councillor Bradford](#); [Councillor Crisanti](#); [Councillor Matlow](#); [Councillor Myers](#); [Planning and Housing](#)
Subject: [External Sender] Environmental Defence Supports PH25.17: Type G Loading Requirements
Date: October 30, 2025 12:05:52 PM

Good morning, Councillors,

I am writing to ask you to support Councillor Matlow's request for a staff review of Type G loading requirements, including the unit cap triggering Type G at 31 units, and for a report to Planning and Housing Committee by Q2 2026 with an analysis of the feasibility, of modify City requirements for loading space to better enable mid-rise development and small-scale retail in mid-rises.

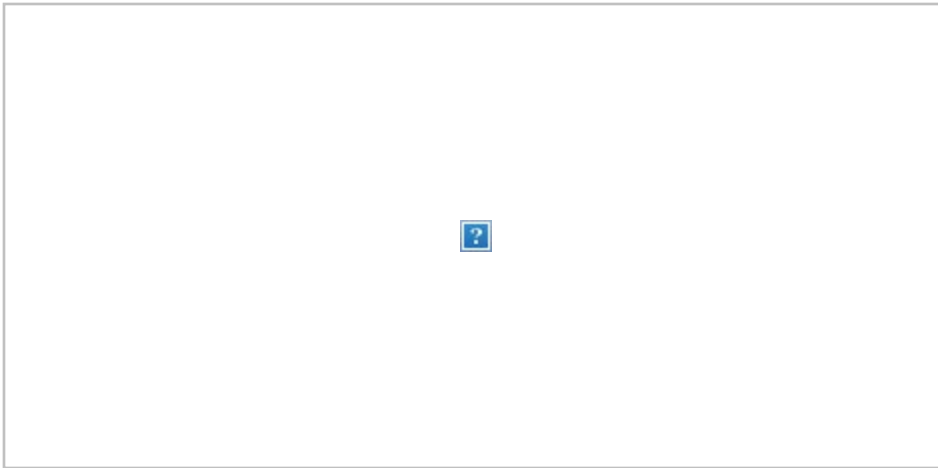
As many councillors will recall from our previous communications and meetings, our expert report ([the Midrise Manual](#)) authored by LGA & SVN, identifies Type G loading requirements (or equivalent) as a significant factor undermining the viability of building new mid-rise housing in Toronto. These adverse impacts on mid-rise housing are undercutting the City of Toronto's ability to meet demand for family-sized and family-friendly homes - which cannot be met as easily in Toronto using lowrise or highrise formats. Because of recent shifts in the economic context, they are also going to have a significant adverse impact on Toronto's *overall* housing output. Mid-rise housing built on existing avenues and major streets will increasingly be the only format efficient and cost-effective enough to be viable at large scale - but even mid-rise won't be viable unless governments continue to remove constraints that make them artificially and unnecessarily inefficient and costly. Our research shows that Toronto's current type G loading requirements are one of those constraints.

Addressing this problem is important to fixing Toronto's housing shortage, but it is also important to tackling the environmental problems caused by the current development patterns in Toronto's neighbourhoods, and by pushing would-be Toronto families who could and should be housed in existing neighbourhoods, into 905 (or further-flung) sprawl instead. As we've told you before, and as we will continue to tell you constituents delivering enough new midrise and multiplex housing in our existing residential neighbourhoods for everyone who'd like to live in Toronto is the most impactful move that you as Toronto City Councillors can make to benefit the environment and climate.

Please vote in favour of Councillor Matlow's motion, Item PH25.17.

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