

December 3, 2025

Via Email

Planning & Housing Committee
City of Toronto
100 Queen St W
Toronto, ON M5H 2N2

RE: Item 2025.PH26.4 - Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11

Dear Chair and Members of Planning and Housing Committee,

I'm writing to express support for the phase 2 implementation of the Avenues Policy Review. These changes represent a positive update to Toronto's planning policy framework, enabling desirable mid-rise complete communities in neighborhoods across Toronto.

This policy initiative advances several key planning objectives. For one, it directs residential growth to corridors equipped with existing infrastructure. Torontonians living in these future homes will be able to walk and take transit to work, schools, services and more. This is the best form of city building policy – efficient, pragmatic strategies for directing growth where it already fits. The policy also streamlines application timelines and reduces soft costs through as-of-right zoning and OP permissions, de-risking the development process through certainty and expediency. Thirdly, it enables mixed-use permissions at-grade in specific areas, which will animate the pedestrian landscape and help local business flourish in communities.

While these steps are meaningful, Toronto's housing challenges still demand decisive action. Housing delivery is a lagging metric; even with streamlined approvals, projects take years to reach occupancy. With lagging metrics, the speed & timing of implementation matter just as much as the implementation itself. Although the consequences of this policy lag are already evident, these initiatives will set the groundwork for positive change going forward.

Here at Tenblock, as a community focused developer of multi-family apartment buildings, we see strong alignment between the Avenues Policy Review and our work. By enabling mid-rise along avenues, the City is supporting future projects that will add to and build upon the vitality of Toronto's streets.

Sincerely,



Daniel Zhang
Associate, Development