



May 06, 2026

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N3

Subject: PH30.8 Mid-Rise Housing Implementation Initiative – Proposals Report

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

We write on behalf of the ABC Residents Association (ABCRA), a volunteer-run organization representing residents in the Yorkville and North Midtown community - bounded by Bloor Street to the south, Avenue Road to the west, the CPR tracks to the north, and Yonge Street to the east.

We are writing to support the Federation of North Toronto Residents Associations (FoNTRA) concerns regarding the directions outlined in the Proposals Report. We support an increase in mid-rise buildings as another housing option; however, this report does not ask to review the designs of these buildings to make them a viable and livable option for housing. Rather, the focus is to address the private sector's concerns over their declining profit margins in the face of a recession in housing starts. Our City planners have pivoted from Land-Use Planning to Land-Use Economics, using pro forma profit metrics rather than design excellence as the primary driver for the proposed changes.

The Report for Action asks for City Council Members' approval to undertake further study to reduce performance standards for mid-rise buildings in 15 specific areas. We share the goal of building a livable, vibrant city for all residents, and we recognize the urgency for more affordable housing options. However, the solution should not be the systematic dismantling of the very standards that ensure Toronto remains a world-class city to live in.

We concur with FoNTRA's recommendation that:

The Planning and Development Committee defer approval of this report and the tacit endorsement of the 15 items recommended for action until the full research findings and data sets used by Parcel Economics are disclosed and a series of technical briefings are held for members of City Council and all interested parties.

Sincerely,

The ABC Residents Association,
Ian Carmichael and John Caliendo,
Co-Chairs
abcra@abc.ca

CC:

Councillor Dianne Saxe, Ward 11 – University–Rosedale

The ABC Residents Association is a volunteer organization committed to enhancing the quality of life in our neighbourhood through active participation in municipal issues. We serve the residents living in Toronto's Yorkville / North Midtown community between Yonge Street west to Avenue Road and Bloor Street north to the CPR tracks