



June 11, 2026

Planning and Housing Committee  
City of Toronto  
100 Queen Street West,  
Toronto, On

Dear Chair and Members of the Planning and Housing Committee,

**RE: PH31.3 - Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013 - Scarborough District - Final Report**

I am writing to express concerns regarding PH31.3 and the proposed incorporation of approximately 201 low-rise residential properties into Zoning By-law 569-2013.

While I recognize the City's goal of increasing housing supply and simplifying zoning regulations, I believe this proposal moves too quickly without adequately considering the unique circumstances of Scarborough's residential neighbourhoods, particularly those within Ward 21, Scarborough Centre.

One of the primary concerns is transportation. Many low-rise communities in Scarborough do not have the same level of transit service available in other parts of Toronto. While Scarborough Centre is undergoing significant growth and will benefit from future transit investments such as the Scarborough Subway Extension, many surrounding residential neighbourhoods remain heavily reliant on automobiles for daily travel. Residents often depend on personal vehicles to access employment, education, healthcare, recreation, and shopping destinations both within and outside the ward. Extending permissions that remove parking minimum requirements may create additional pressure on local streets and existing parking resources without first ensuring that reliable and convenient transportation alternatives are available. Growth should be accompanied by infrastructure improvements, not implemented in anticipation of improvements that have yet to materialize.

There are also concerns regarding infrastructure capacity. The report states that the amendment will enable additional housing opportunities, yet there is limited information regarding the ability of local roads, parks, community facilities, schools, and municipal services to accommodate future growth. Ward 21 is already experiencing substantial development activity, with numerous residential projects proposed, approved, or under construction. As growth continues, residents deserve confidence that infrastructure planning is keeping pace with development and that existing services will not become strained as additional density is introduced into established neighbourhoods.

In addition, many of the affected properties are located within stable low-rise residential communities that have developed over decades with a distinct built form and character. These neighbourhoods are generally characterized by detached homes, consistent lot patterns, landscaped front yards, mature trees, and a scale that reflects their historical development. While change is expected in a growing city, zoning changes should be approached carefully to ensure that new development remains compatible with surrounding homes and does not create unintended impacts for existing residents. The cumulative effect of incremental intensification across multiple properties could significantly alter the character of these neighbourhoods over time, particularly where infrastructure and transportation options have not evolved at the same pace.

I am also concerned that the proposal focuses heavily on streamlining approvals and achieving housing targets without sufficiently addressing local conditions. A city-wide approach may improve administrative consistency, but it does not necessarily reflect the realities of Scarborough neighbourhoods, where transit access, lot configurations, travel patterns, and community infrastructure differ significantly from other areas of Toronto. Planning policies should be responsive to local context rather than applying a one-size-fits-all framework across communities with very different needs and challenges.

Furthermore, the report places significant emphasis on facilitating housing growth through regulatory changes but provides limited analysis of the long-term impacts these changes may have on neighbourhood function, parking demand, and community infrastructure. Residents should have greater assurance that growth will be supported by the necessary investments in transit, roads, parks, schools, and community facilities before broad zoning permissions are expanded.

For these reasons, I respectfully request that the Planning and Housing Committee defer approval of PH31.3 and direct staff to undertake further review of transportation impacts, parking implications, infrastructure capacity, neighbourhood compatibility, and Ward 21-specific considerations before proceeding with these zoning changes. A more comprehensive assessment would help ensure that future growth is balanced, sustainable, and aligned with the needs of existing and future residents of Scarborough Centre and the broader Scarborough community.

Respectfully,



Michael Thompson  
Toronto City Councillor  
Scarborough Centre, Ward 21