Avenues Policy Review

Open House

January 13, 2025

TORONTO

Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

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Agenda

1. Background Refresh
2. What we heard
3. Proposed Policies + Mapping
4. Next Steps

Purpose

Present recommendations and answer questions

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House Keeping: Webex

- This meeting is being recorded
- If you have a question or comment please use the raise hand function or type your question in the Q&A box.
- The team will be in the background answering chat questions
- There will be a dedicated point at the end of the presentation for discussion
- Please introduce yourself first when asking a question

House Keeping: Code of Conduct

- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – everyone has wisdom and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- **The City is here to listen** – you are welcome to reach out after the meeting

Housing Action Plan

2023 - 2026

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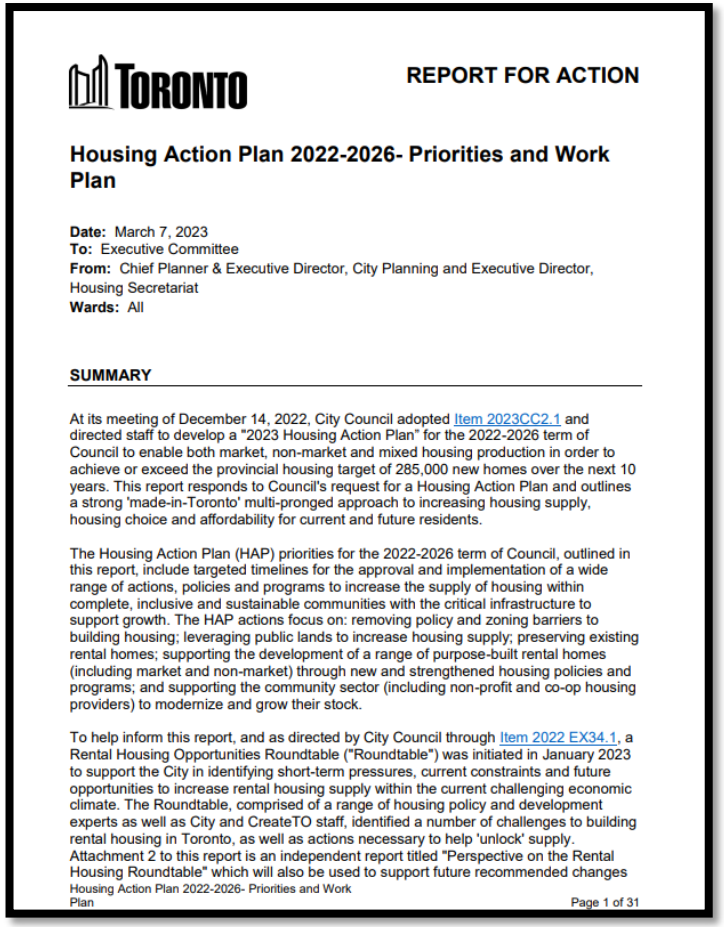
What is the Housing Action Plan?

- Priorities for the 2022-2026 term of Council (2023.EX3.1)
- A wide range of actions to increase the supply of housing



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REPORT FOR ACTION

Housing Action Plan 2022-2026- Priorities and Work Plan

Date: March 7, 2023
To: Executive Committee
From: Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat
Wards: All

SUMMARY

At its meeting of December 14, 2022, City Council adopted Item 2023CC2.1 and directed staff to develop a "2023 Housing Action Plan" for the 2022-2026 term of Council to enable both market, non-market and mixed housing production in order to achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years. This report responds to Council's request for a Housing Action Plan and outlines a strong 'made-in-Toronto' multi-pronged approach to increasing housing supply, housing choice and affordability for current and future residents.

The Housing Action Plan (HAP) priorities for the 2022-2026 term of Council, outlined in this report, include targeted timelines for the approval and implementation of a wide range of actions, policies and programs to increase the supply of housing within complete, inclusive and sustainable communities with the critical infrastructure to support growth. The HAP actions focus on: removing policy and zoning barriers to building housing; leveraging public lands to increase housing supply; preserving existing rental homes; supporting the development of a range of purpose-built rental homes (including market and non-market) through new and strengthened housing policies and programs; and supporting the community sector (including non-profit and co-op housing providers) to modernize and grow their stock.

To help inform this report, and as directed by City Council through Item 2022 EX34.1, a Rental Housing Opportunities Roundtable ("Roundtable") was initiated in January 2023 to support the City in identifying short-term pressures, current constraints and future opportunities to increase rental housing supply within the current challenging economic climate. The Roundtable, comprised of a range of housing policy and development experts as well as City and CreateTO staff, identified a number of challenges to building rental housing in Toronto, as well as actions necessary to help 'unlock' supply. Attachment 2 to this report is an independent report titled "Perspective on the Rental Housing Roundtable" which will also be used to support future recommended changes

Housing Action Plan 2022-2026- Priorities and Work Plan Page 1 of 31

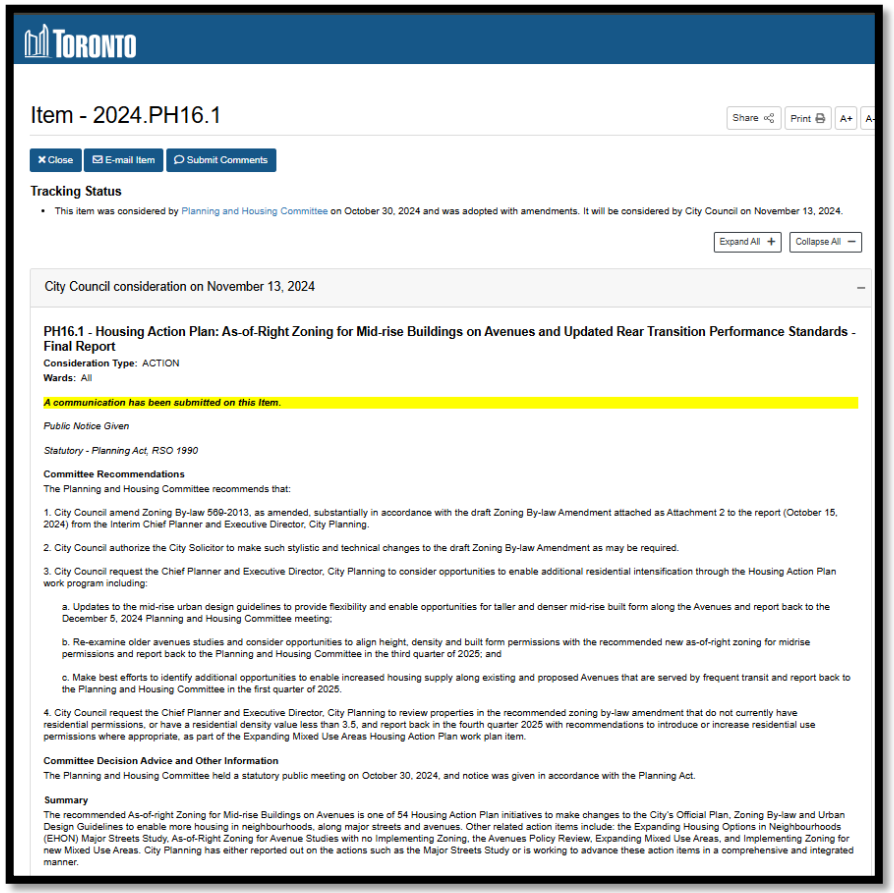
Priorities

Housing Action Plan Priorities for 2022-2026

1. Official Plan, Zoning and Guideline Changes	EHON (multiplexes, major streets)	Increasing permissions for housing and addressing exclusionary zoning	Avenues and Mixed Use Areas	Transition Zones	Major Growth Areas
2. Advancing Housing System Policy & Program Initiatives	Community Housing Modernization and Growth	Affordable Housing Program Updates (Housing Now, Open Door, HOAP)	Training and Trades Strategy	Rental Housing Roundtable	
3. Leveraging Public Land to Increase the Supply of Housing	Housing Now Sites	School boards strategy	Post-Secondary Housing Strategy	Federal & Provincial Land	TCHC & Waterfront Revitalization
4. Preserving the Existing Rental Housing Stock	Multi-Unit Residential Acquisition (MURA) Program	Maintaining rental replacement	Application of OPA 453 (dwelling rooms)		
5. Public Accountability and Reporting on Progress	Dashboard: affordable & rental replacement housing	HousingTO Plan Update	HAP Annual Updates	Housing Pledge	

New Direction from Council (2024.PH16.1)

"…make best efforts to **identify additional opportunities to enable increased housing supply along existing and proposed Avenues that are served by frequent transit**, including consideration of increasing height permissions to 12 storeys, and report back to the Planning and Housing Committee in the first quarter of 2025..."



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Item - 2024.PH16.1

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Tracking Status

- This item was considered by Planning and Housing Committee on October 30, 2024 and was adopted with amendments. It will be considered by City Council on November 13, 2024.

Expand All + | Collapse All −

City Council consideration on November 13, 2024

PH16.1 - Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report

Consideration Type: ACTION

Wards: All

A communication has been submitted on this Item.

Public Notice Given

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Planning and Housing Committee recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2 to the report (October 15, 2024) from the Interim Chief Planner and Executive Director, City Planning.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council request the Chief Planner and Executive Director, City Planning to consider opportunities to enable additional residential intensification through the Housing Action Plan work program including:

   a. Updates to the mid-rise urban design guidelines to provide flexibility and enable opportunities for taller and denser mid-rise built form along the Avenues and report back to the December 5, 2024 Planning and Housing Committee meeting;

   b. Re-examine older avenues studies and consider opportunities to align height, density and built form permissions with the recommended new as-of-right zoning for midrise permissions and report back to the Planning and Housing Committee in the third quarter of 2025; and

   c. Make best efforts to identify additional opportunities to enable increased housing supply along existing and proposed Avenues that are served by frequent transit and report back to the Planning and Housing Committee in the first quarter of 2025.

4. City Council request the Chief Planner and Executive Director, City Planning to review properties in the recommended zoning by-law amendment that do not currently have residential permissions, or have a residential density value less than 3.5, and report back in the fourth quarter 2025 with recommendations to introduce or increase residential use permissions where appropriate, as part of the Expanding Mixed Use Areas Housing Action Plan work plan item.

Committee Decision Advice and Other Information

The Planning and Housing Committee held a statutory public meeting on October 30, 2024, and notice was given in accordance with the Planning Act.

Summary

The recommended As-of-right Zoning for Mid-rise Buildings on Avenues is one of 54 Housing Action Plan initiatives to make changes to the City's Official Plan, Zoning By-law and Urban Design Guidelines to enable more housing in neighbourhoods, along major streets and avenues. Other related action items include: the Expanding Housing Options in Neighbourhoods (EHON) Major Streets Study, As-of-Right Zoning for Avenue Studies with no Implementing Zoning, the Avenues Policy Review, Expanding Mixed Use Areas, and Implementing Zoning for new Mixed Use Areas. City Planning has either reported out on the actions such as the Major Streets Study or is working to advance these action items in a comprehensive and integrated manner.

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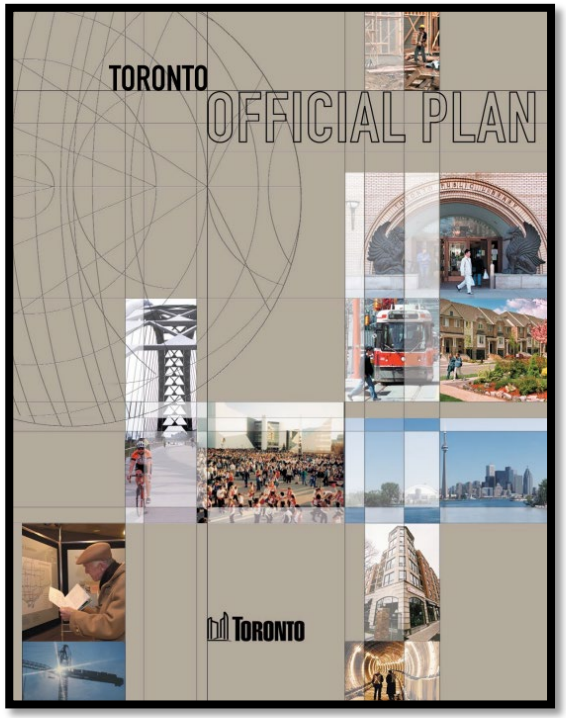
Housing Action Plan: Avenues Policy Review Mandate

1. Update vision and policy direction
2. Streamline study requirements
3. “Areas of transition” between Avenues and Neighbourhoods
4. Extend and introduce new Avenues



Project Timeline

We are here

Spring – Winter 2023
Analysis & Discussions

February 2024
PHC Proposal Report

Spring 2024
Further Analysis

Summer 2024
Phase 1 Consultation:
Proposed Directions + Mapping

Fall 2024
Phase 2 Consultation:
Draft Policies + Mapping

Winter 2025
Open House & Final Report

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What We Heard

Phase One & Two Engagement

- **Fifteen public meetings, Summer + Fall** (virtual, district-based and city-wide)
- **Two meetings** with Residents Associations
- **Two meetings** with BIA's
- **Four rounds of review** with internal City teams
- Confronting Anti-Black Racism Advisory Committee
- Online Survey
- Regular updates with councillor offices

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What we heard

Support for

- **identifying new Avenues** and enabling more homes across Toronto
- **mid-rise buildings** along Avenues
- **non-residential uses** along Avenues

Concerns about

- impact on *Neighbourhoods* and existing residents
- whether there is the hard and soft infrastructure necessary
- transportation network and its ability to support more housing
- impact on existing businesses and potential for displacement

Avenues Policy Review

Recommended Official Plan Amendment 778

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OPA 778 Summary

Proposed Amendments

1. Built Form
2. Activating the Ground Floor
3. Address Displacement
4. Simplify Study Requirements
5. Proposed New Avenues
6. Areas of Transition

Vision + Principles

1. Complete Communities
2. Access
3. Sustainable and resilient city

1. Built Form

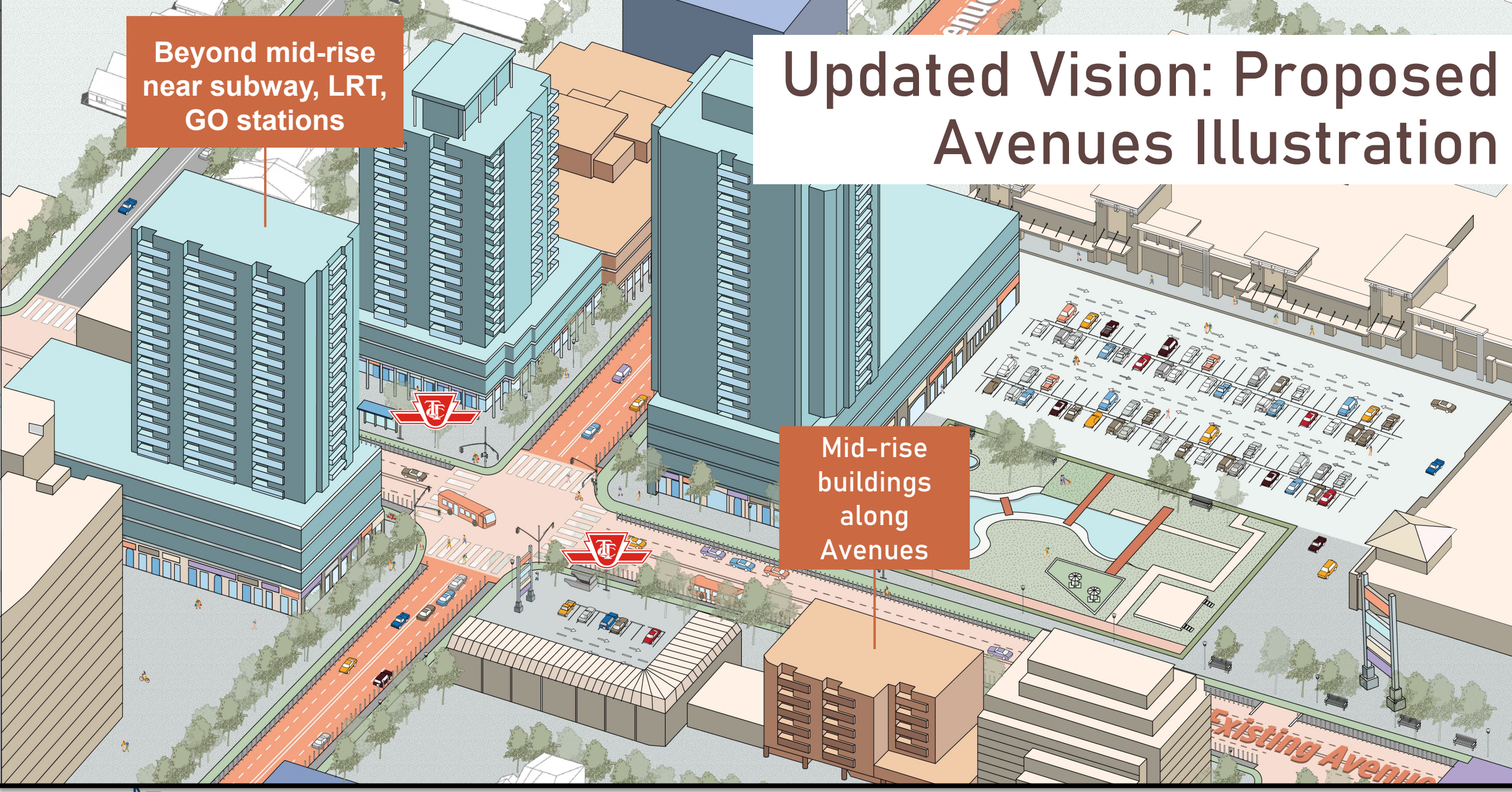
More homes near transit

1. Up to mid-rise buildings on *Avenues* in *Mixed Use Areas* and *Apartment Neighbourhoods*
2. May go beyond a mid-rise building within 500m – 800m walking distance of existing or planned Subway, LRT, GO stations on *Avenues*

Chapter One tells us

Toronto will use its growth wisely, strategically linking growth to transit and other public investments.

Updated Vision: Proposed Avenues Illustration



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2. Activating the Ground Floor

Avenues will enable access to amenities that serve the daily needs of all residents by activating the ground floor of development with commercial and institutional uses.

Development along *Avenues* will:

1. **Provide** appropriate uses that activate the ground floor and limit ground floor residential uses in ***Mixed Use Areas***

2. **be encouraged** to include appropriate uses that activate the ground floor in ***Apartment Neighbourhoods***

3. Address Displacement

Consult with local community, and existing businesses and community service providers through the existing application process to:

1. **Assess the needs** of the community for retail and services
2. **Assess the potential** for businesses to return in the development
3. **Give notice** of the proposal to existing businesses and community services providers.

4. Simplify Study Requirements

- **Delete** Avenue Segment Reviews + Avenue Studies.
- **A monitoring program** will be introduced to evaluate the *Avenues* policies and development. Monitoring will evaluate intensity of growth, changes in housing supply, built form, businesses and services, and transit ridership.
- **Monitoring will** inform any future changes to the policies.

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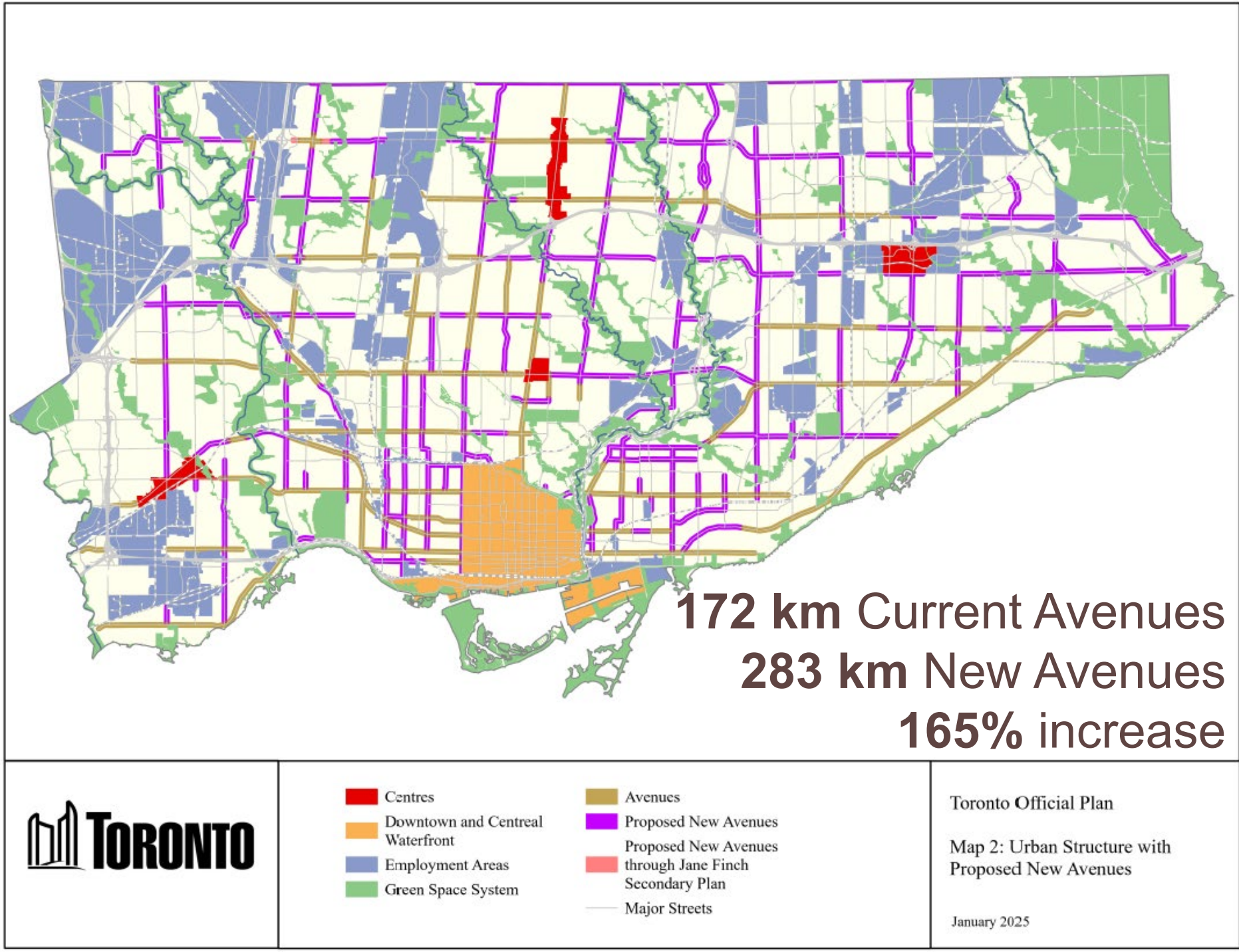
5. Proposed New Avenues



172 km Current Avenues

283 km New Avenues

165% increase

6. Areas of Transition

- **Not part of OPA 778**
- **Phase 2** will consider, where appropriate, redesignating behind shallow lots on *Avenues* to *Mixed Use Areas* or *Apartment Neighbourhoods* to facilitate mid-rise buildings on *Avenues*.
- **Shallow lots** along *Avenues* are lots that are too shallow to build a permitted mid-rise building.

Key Report Recommendations

1. **Adopt** OPA 778
2. **Direct** Staff [as part of Phase 2] to:
    a. redesignate and rezone lands along Avenues
    b. redesignate Neighbourhood lands nearby Avenues (shallow lots)
    c. provide additional height and density permissions on Avenues near Subway, LRT, GO Stations
3. **Monitor** Avenues and report back with amendments at statutory OP review
4. **Continue** + conclude all in-process Avenues studies

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Next Steps

Next Steps

1. Jan 23 – Planning and Housing Committee, Final Report
2. **Feb 5** – City Council, Final Report

Thank You