

*Established in 1889, the Ontario Association of Architects (OAA) is the self-regulating body for the province's architecture profession. It governs the practice of architecture and administers the Architects Act in order to serve and protect the public interest.*

City of Toronto Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
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[Sent by email to: [phc@toronto.ca](mailto:phc@toronto.ca)]

May 7, 2024

**Re: PH12.3 - Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report**

Councillor Perks and Members of the Planning and Housing Committee,

The Ontario Association of Architects (OAA) strongly supports the recommendations in the City of Toronto Major Streets Study Report and urges this Committee to advance the report to City Council.

In particular, the OAA is pleased to see the proposal to remove barriers and expand townhouse and small-scale apartment building permissions to major streets in Neighbourhoods where they are not currently permitted, and to harmonize zoning by-law permissions across residential zones in the City as-of-right. The OAA is encouraged to see the gentle intensification of Neighbourhoods by increasing the variety of housing typologies across the City of Toronto. Expanding zoning permissions for small-scale apartment buildings with a maximum height of 6 storeys and 30 units and 4 storey townhouses across Residential zones will provide more housing to already existing communities that will have the benefit of leveraging existing amenities. By removing these exclusionary zoning policies, the City is a leader in expanding access to affordable housing options to the public.

The OAA strongly believes that housing affordability ought not to come at the expense of greenspaces and by implementing the proposed Official Plan Amendments contained in this report, the City of Toronto is demonstrating how this can be achieved. Shoshanna Saxe, assistant professor of Civil Engineering and Canada Research Chair in Sustainable Infrastructure at the University of Toronto, was recently interviewed on The Agenda. She noted "...there's a huge amount of land already available to be developed. The myth of the greenbelt causing unaffordability has been around and debunked more times than I have fingers...".

In 2019, the OAA commissioned research to better understand the design and regulatory opportunities that address housing affordability in growing communities across Ontario. The independent report, [Housing Affordability in Growing Urban Areas](#), prepared by SvN Architects + Planners, found that increased housing supply in Ontario can be achieved through:

- Infill development and intensification in existing neighbourhoods;

- Expansion of permissions for gentle density development, such as duplexes, triplexes, four-plexes and secondary suites;
- Low to mid-rise intensification along corridors; and,
- Mid to high-rise intensification in centres.

The OAA applauds the work that the City of Toronto has done to allow laneway, secondary suites, and multiplexes in neighbourhoods, and strongly urges the City to continue to demonstrate its leadership role to promote and support intensification.

The OAA enjoys a longstanding, collaborative relationship with government, and looks forward to continued work with the City of Toronto Planning and Housing Committee to advance policies that protect and promote the public interest.

Sincerely,

*S. T. Vilardi*

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