



**MELIORISE**

**Unlocking value "in Stable Neighbourhood"**

## Problem Statement

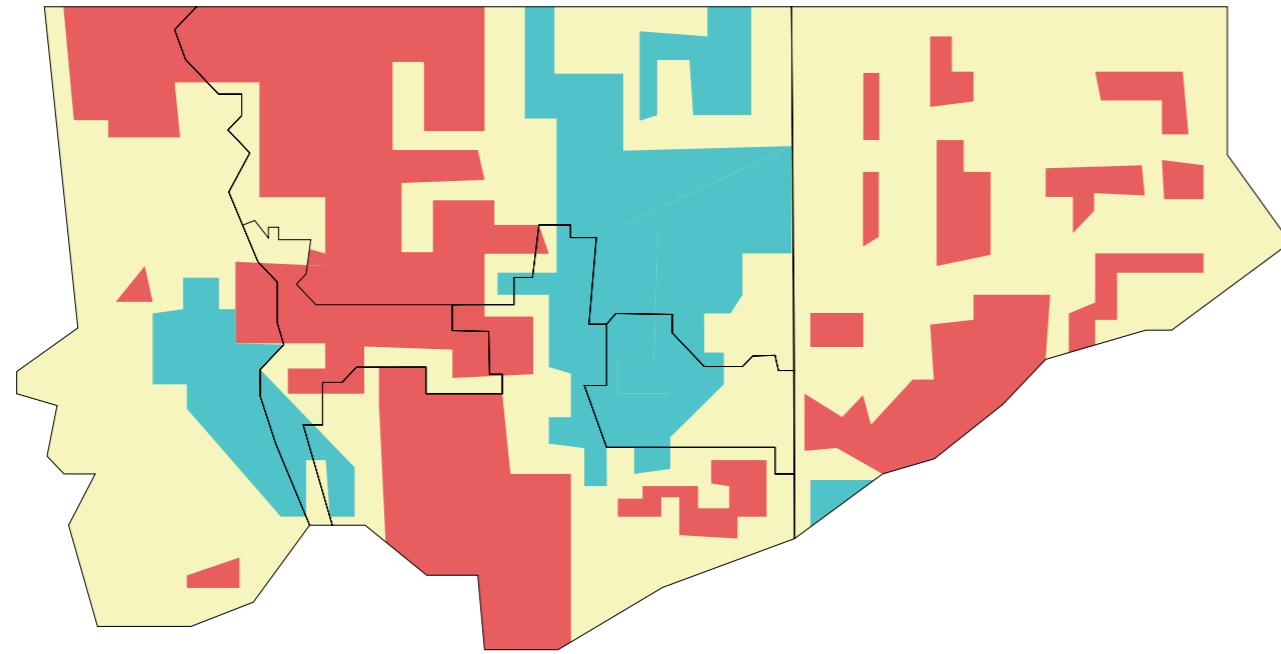


**Outdated zoning,  
lack of affordable housing and  
misperceptions of density  
are pricing people out of  
the city of Toronto**

**Toronto is facing an  
affordability crisis  
right now.**

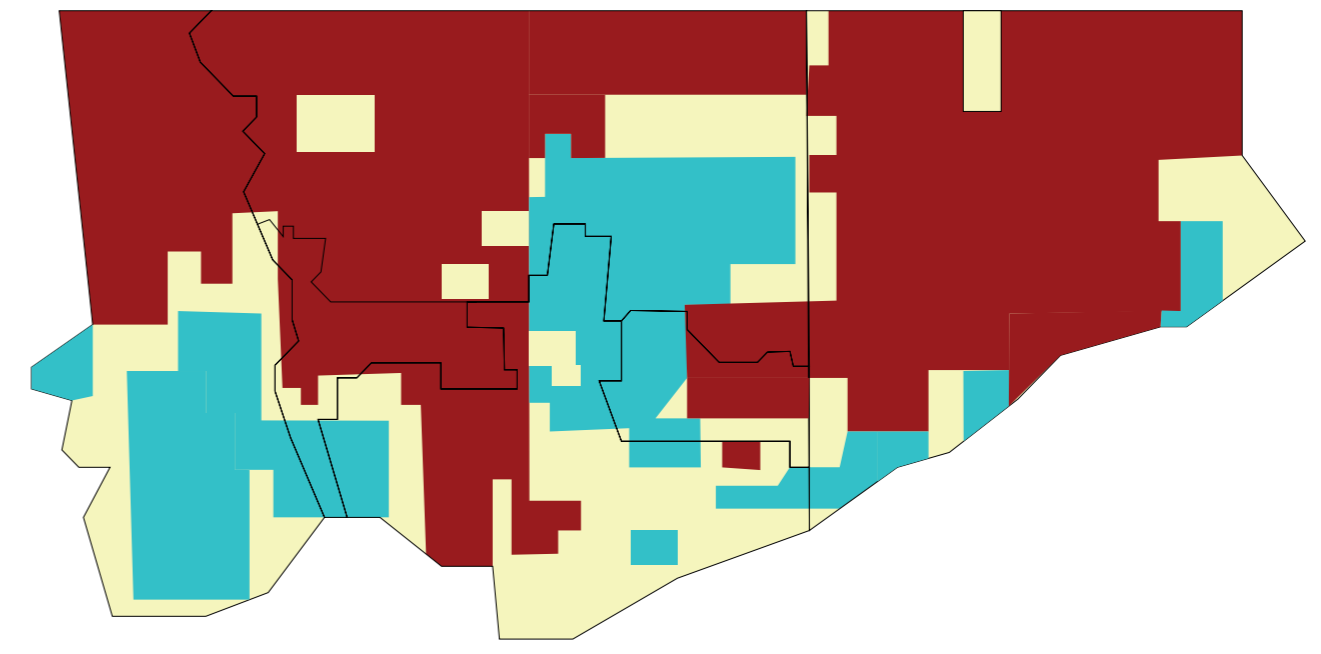
A photograph of a crowded city street at night. In the foreground, a dense crowd of diverse people is seen from the chest up, looking in various directions. In the background, a white bus with "YONGE NORTHBOND" and the number "1346" is visible. To the right, a police car with blue and red lights is partially visible. The scene is illuminated by streetlights and building lights, creating a vibrant urban atmosphere.

The population of the Greater Toronto Area is expected to grow by 40% to **9.7 million** by **2041**



■ HIGH INCOME  
■ MIDDLE INCOME  
■ LOW INCOME

**1990**



■ HIGH INCOME  
■ MIDDLE INCOME  
■ VERY LOW INCOME

**2025**

**These maps by Dr. David Hulchanski show how the income distribution in the city is becoming more polarized, a lot of neighborhoods are becoming poorer.**

# **Toronto doesn't have enough variety of affordable housing**

**This is problematic because the city is missing  
housing at different price points for different  
levels of income.**

# **Our city's outdated zoning bylaws don't meet the needs of the changing population.**

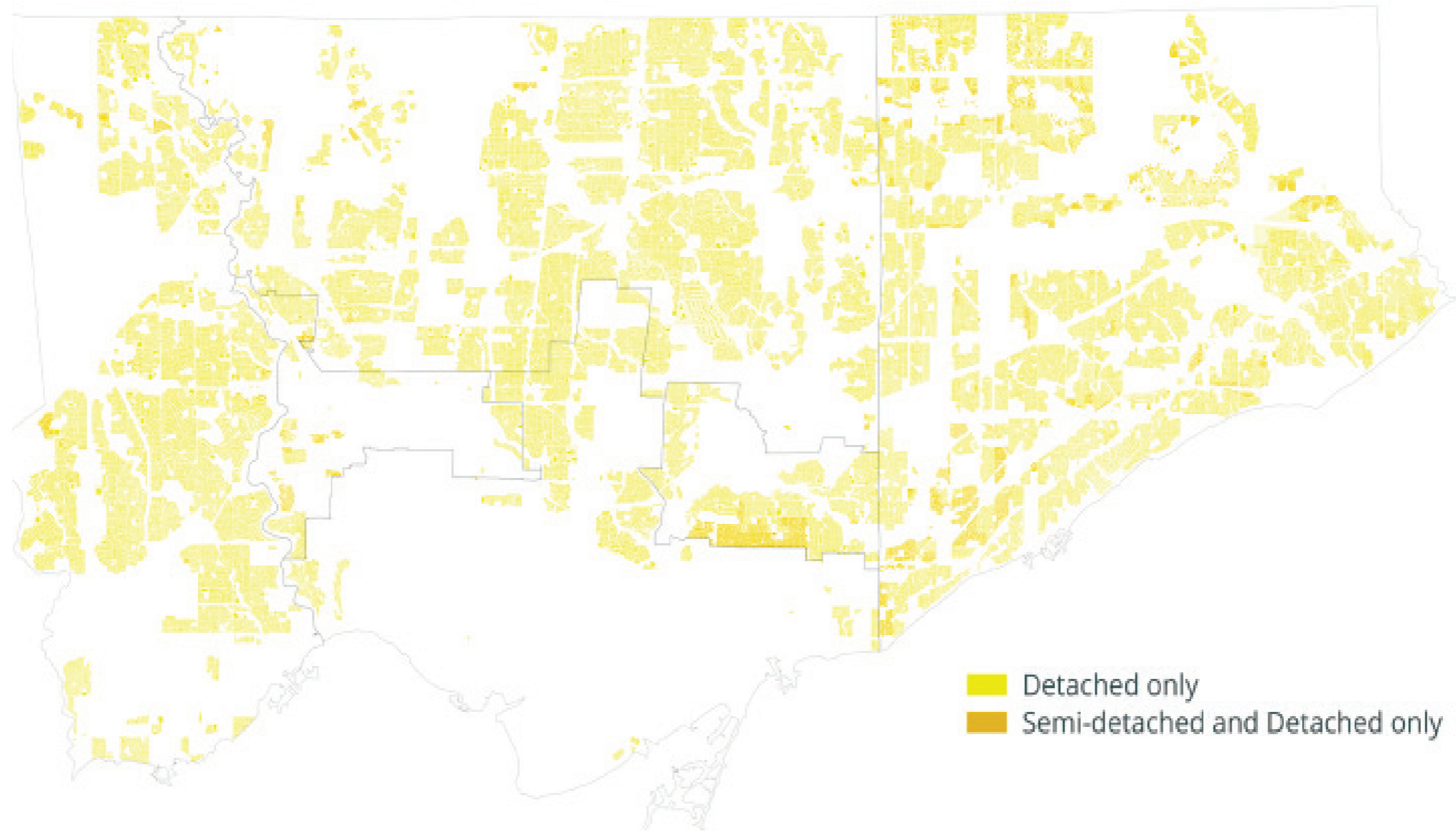
**The Official Plan concentrates growth along the Avenues and designated urban centers, putting pressure on existing services, public transit and infrastructure.**

**There are misperceptions of density and what it means to have more people in our neighbourhoods.**

There are concerns of **reduced safety, more traffic, overcrowding and strain on infrastructure and services.** But getting into a neighbourhood in time doesn't give you the right to deny others a home in the same neighbourhood.



# What is a stable neighborhood?



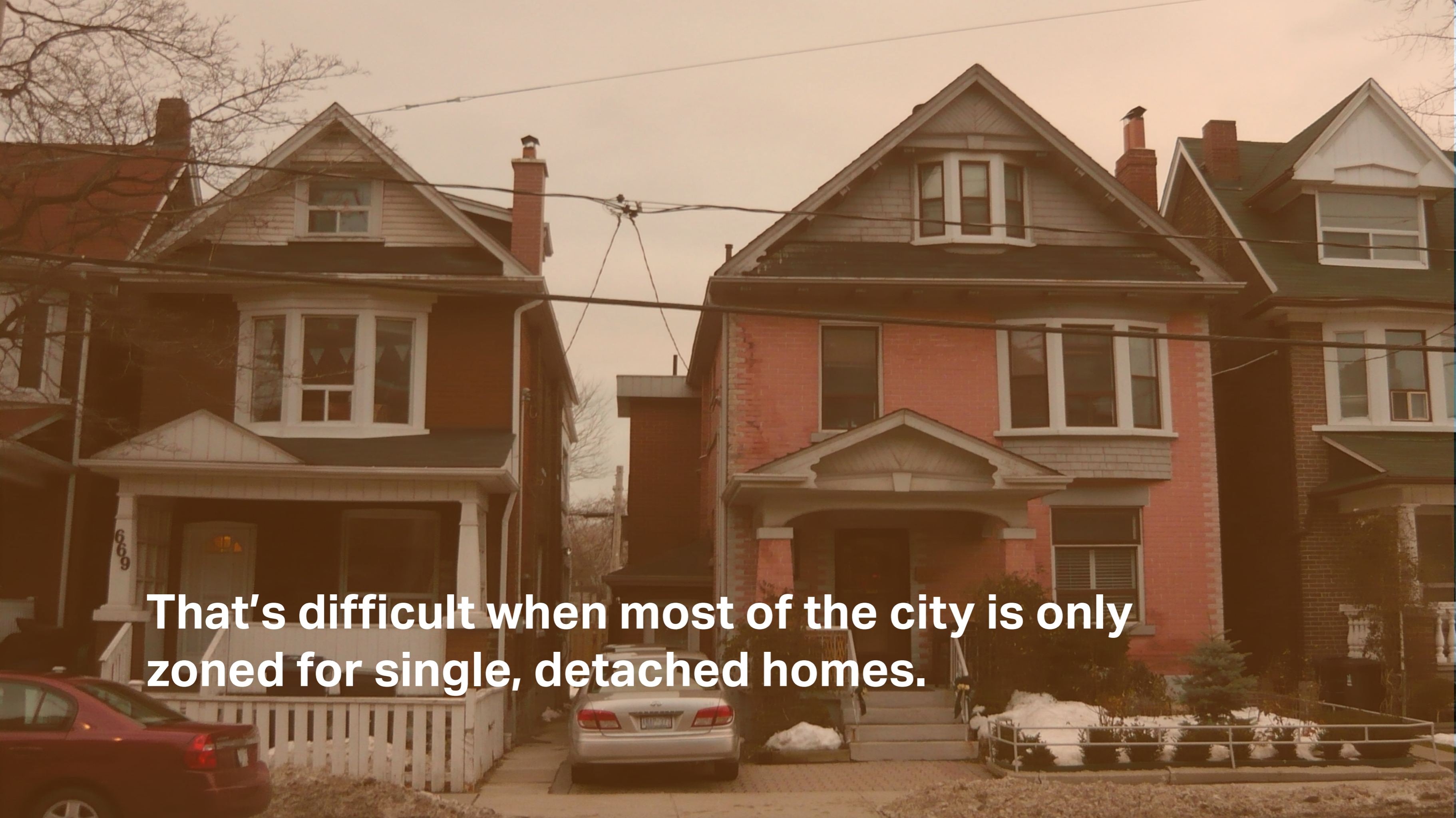
**Nearly 70% of the land in Toronto is locked down as "stable neighborhoods,"**

**These neighbourhoods need to grow with the needs of the city today. It's about making better communities.**

# What is a stable neighborhood?



**The Official Plans also states, “When planning for housing in Toronto, we must look to the needs of the whole region. We have to offer a broader choice of housing type, tenure and affordability, both within Toronto and beyond.”**



**That's difficult when most of the city is only zoned for single, detached homes.**

## **Stable for who?**

**This zoning was implemented in the 1950s. Half a century later, are these neighbourhoods still stable?**

## **Not** stable for economic growth

The “stable neighborhoods” are becoming less populated, unable to support local businesses. In York and Etobicoke, the average household size shrank by **26%** from **1986 to 2001**.

A photograph of a man and a child looking out over a residential area. The man is in the foreground, wearing a red baseball cap and a dark green puffer jacket with 'THE NORTH FACE' logo. The child is behind him, wearing a blue and white patterned winter hat with a red pom-pom. They are looking towards a row of houses in the background under a warm, golden light.

## **Not** stable for young families or post-secondary students

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Young people cannot afford the single, detached homes in these areas. There must be more choice of housing and tenure models.

**Not stable for children**

**Depopulation causes low enrollment  
and shuts down school and recreation  
programs**



An aerial photograph of a suburban neighborhood. A road runs diagonally from the top left towards the center. To the left of the road are large, open fields. To the right is a dense residential area with many houses and trees. The text 'Not stable for reducing traffic' is overlaid in the top left corner.

**Not** stable for reducing traffic

Depopulation guarantees congestion,  
cuts in public transit and more dis-  
tance to grocery stores, school and  
work.

# **Not** stable for seniors

**Depopulation causes cuts in services, making it difficult for empty nesters to age in place.**

**Not** stable for safety

**Depopulation means less eyes on the streets, which is proven to prevent crime.**

# Meliorise



**Meliorise is a strategy to redefine these “stable neighbourhoods” as healthy neighbourhoods.**

# Meliorise



- Allow for city-wide rezoning. Introduce mixed use and multiple dwelling zoning into a neighbourhood.
- Create choices for a variety of housing and add gentle density
- Activate more services, employment, community amenities and better transit in the community.

# Values



## Mixed tenure

**Mixed tenure** and a variety of housing types creates access to housing that's otherwise so expensive in Toronto. Healthy neighborhoods should include a mix of private homes, rental homes, rent-to-own programs, subsidized housing and strata housing (divided co-ownership).

## Mixed income

**Mixed income** promotes diversity and inclusion, with no impact on property values. Social opportunities between people of various ages will breathe new life into these "stable neighborhoods."

## Mixed use

**Mixed use** zoning brings new businesses services and amenities near home and is proven to increase neighborhood safety. A healthy neighborhood means there are work opportunities near home.

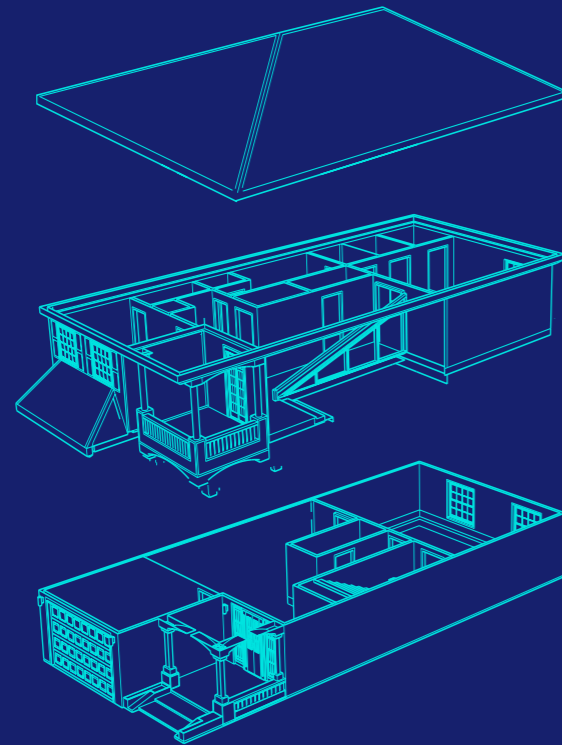
# Meliorise



Meliorise works with city-wide rezoning, but examines the needs of particular neighbourhoods. The plan implements mixed use zoning along neighbourhood edges, to bring more commercial, employment and residential spaces within walking distance in the community.

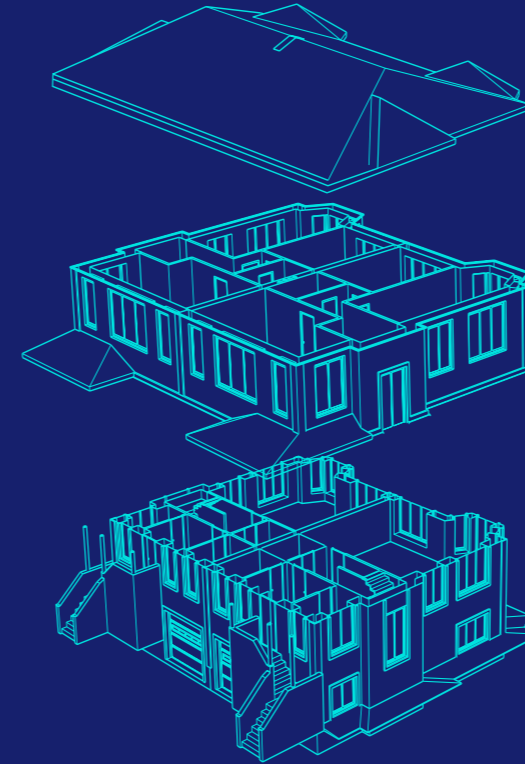
Within the neighbourhood blocks, Residential - Multiple Dwelling zoning is implemented to add gentle density, through more variety of housing choices.

# Variety of housing types



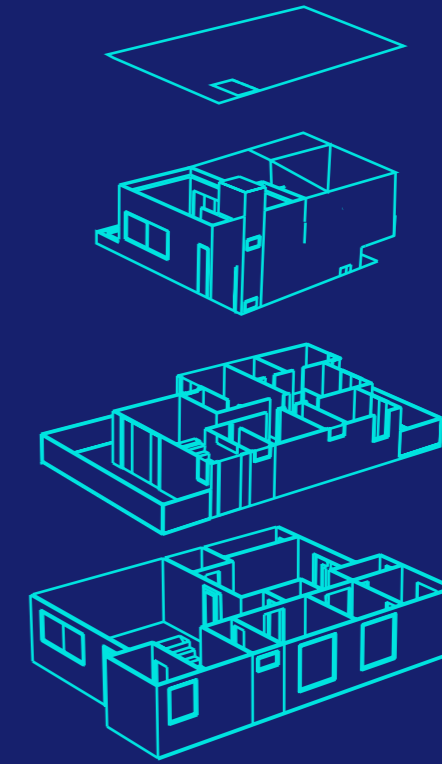
**DETACHED HOUSE**

- Use: residential
- Storeys: 1-2
- Footprint: 1000 sq. ft.  
(2000 sqft. per unit)



**DUPLEX**

- Use: residential
- Storeys: 2
- Footprint: 900 sq. ft.  
(900 sqft. per unit)

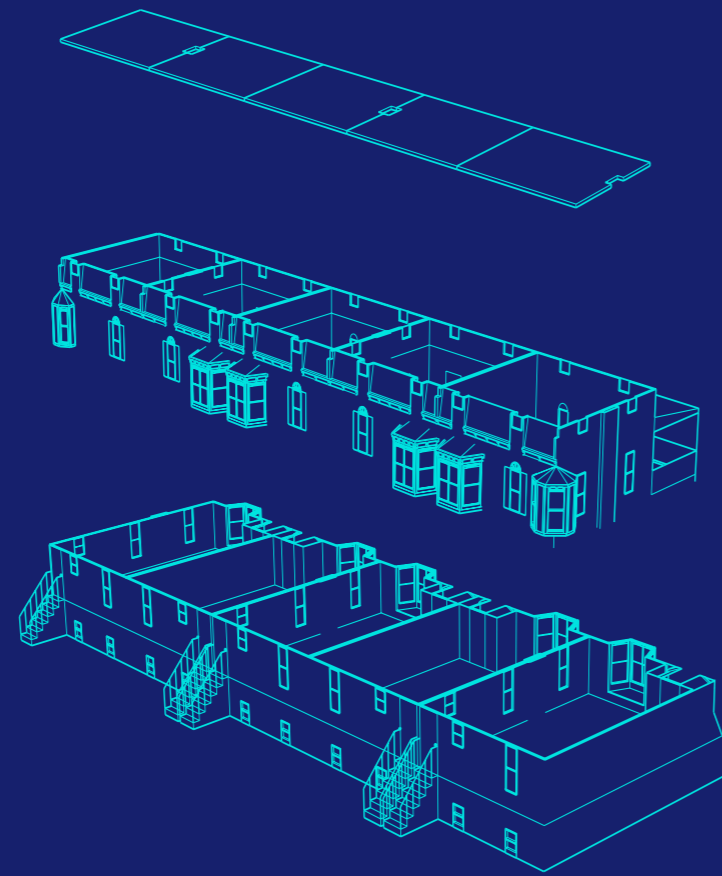


**TRIPLEX**

- Use: residential
- Units: 3
- Storeys: 3
- Footprint: 800 sq.  
(800 sqft. per unit)

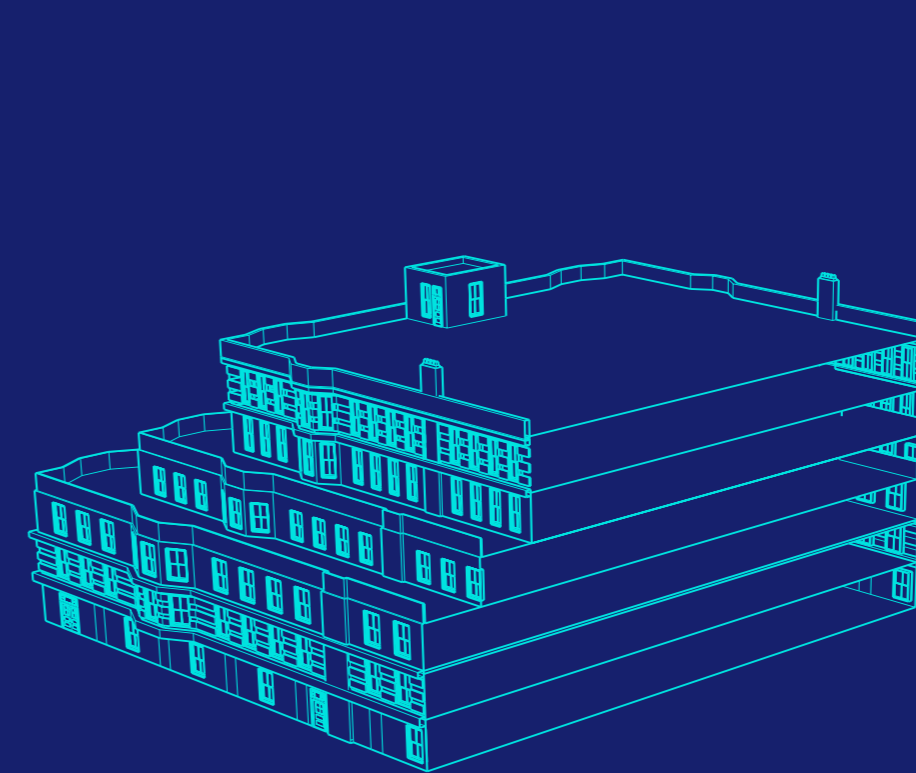


# Variety of housing types



## TOWNHOUSE / MULTIPLEX

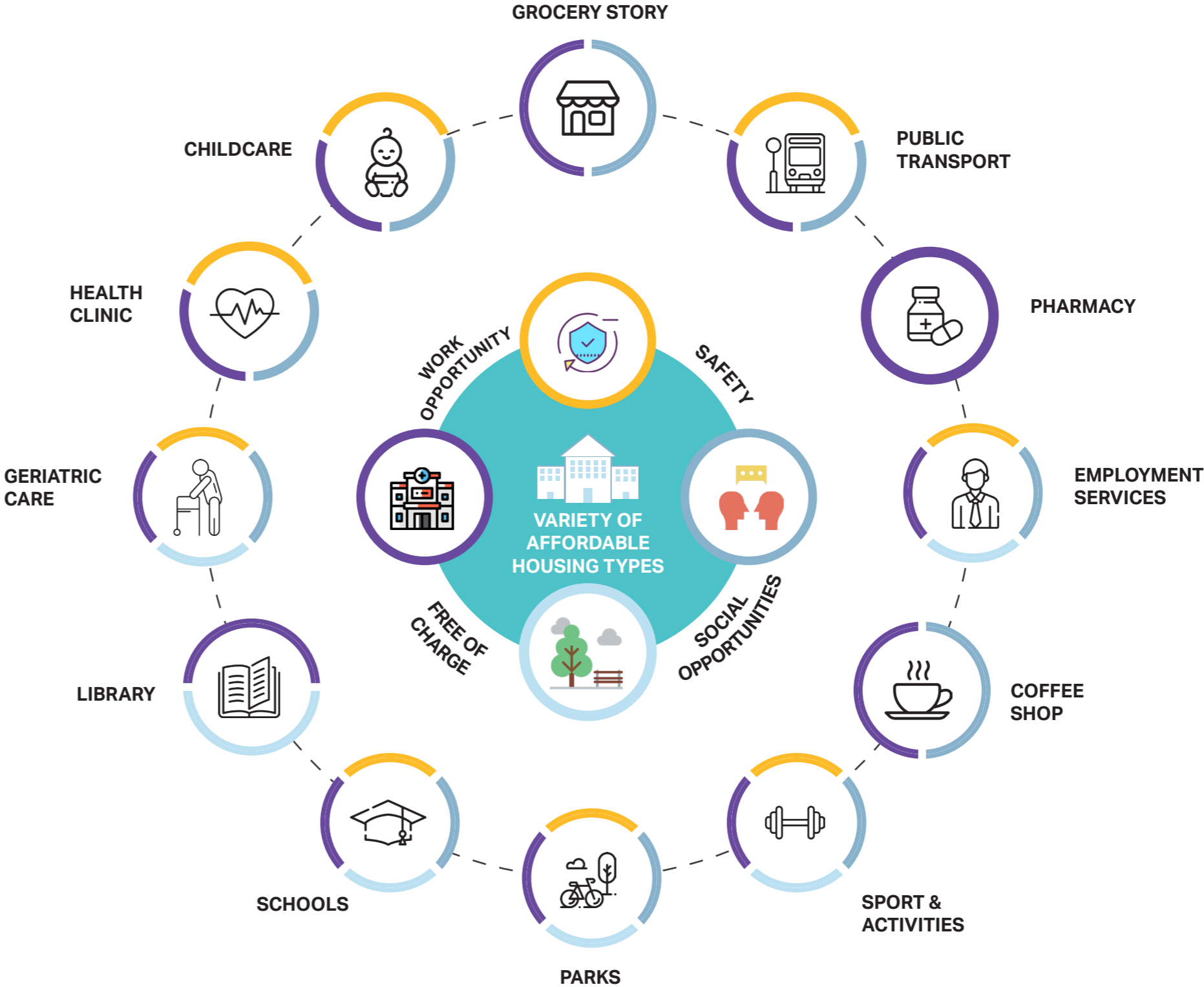
- Use: residential
- Units: multiple
- Storeys: 2 - 4
- Footprint: 1500 sq. ft. (800 sqft. per unit)



## MID-RISE BUILDING

- Use: Commercial, Employment, Residential
- Units: multiple
- Storeys: 5 - 11
- Footprint: 3500 sq ft. (800 sq. ft. per unit)

# Healthy neighbourhoods

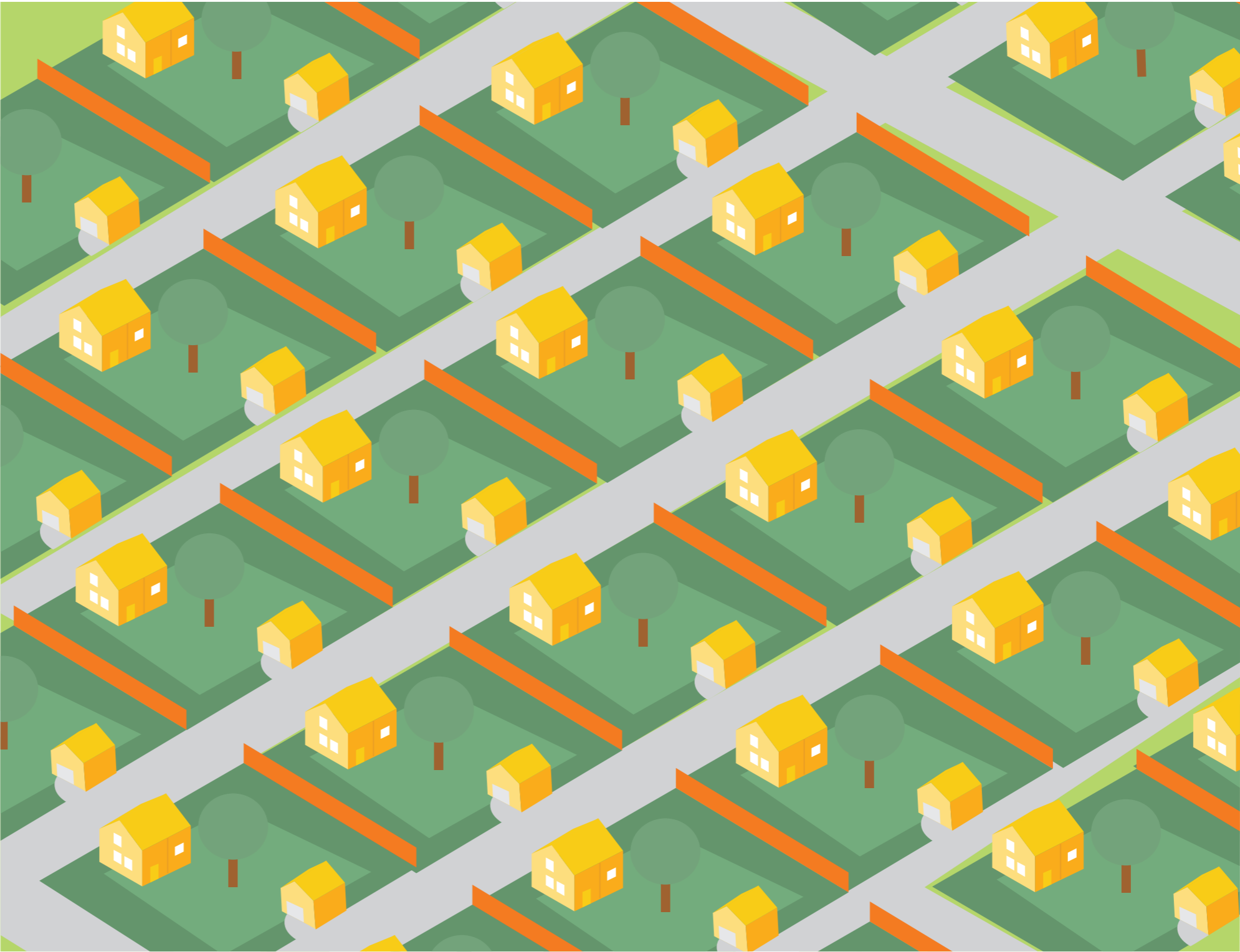


“When we think of our neighbourhoods we think of more than our homes. Our trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are all important parts of our daily lives. Increasingly, people work in their neighbourhoods, both in home offices

# Phase 1: Convincing



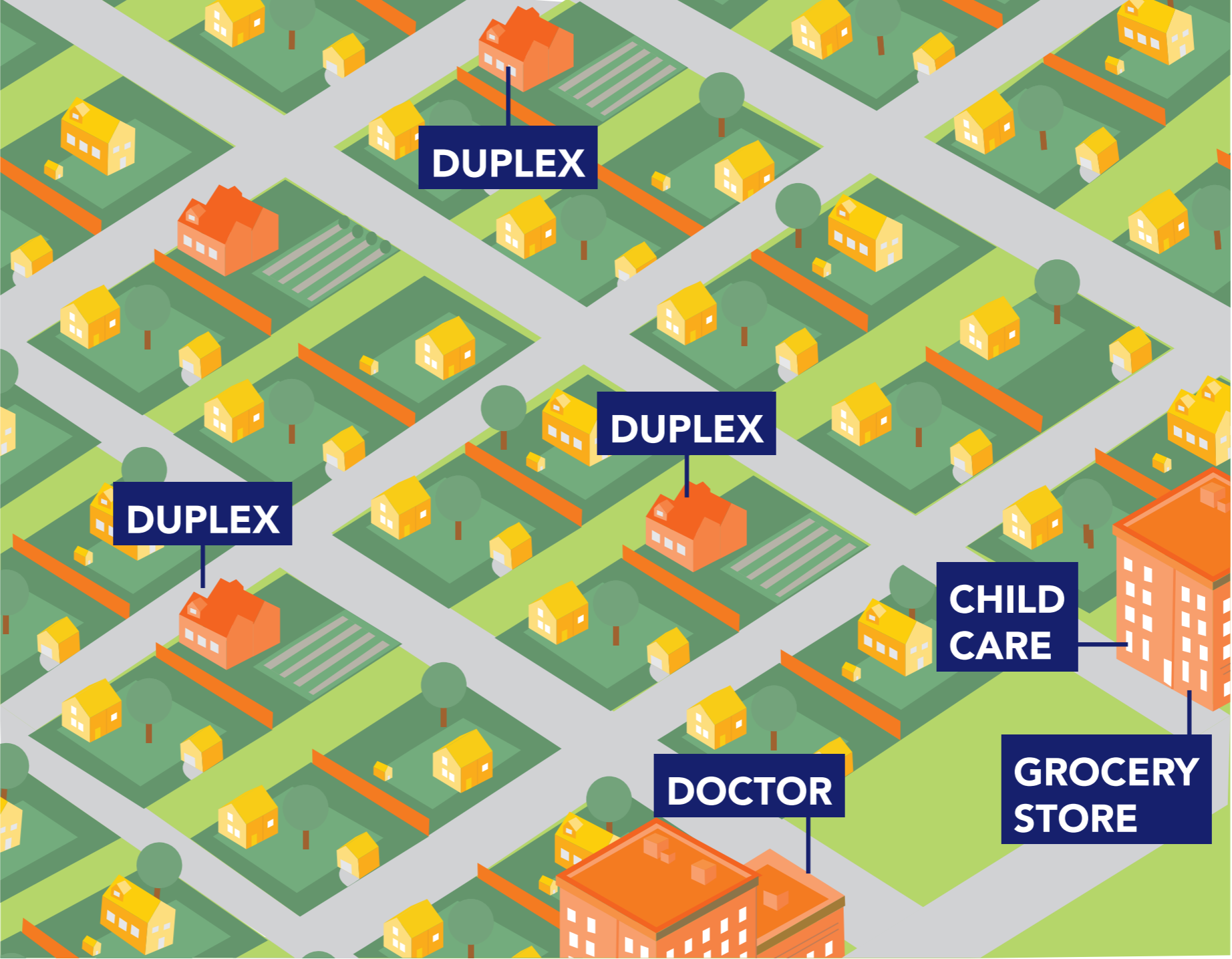
Show how having just detached houses is contributing to affordability crisis, making people leave the country, with not enough choices and having not services available close by.



# Phase 2: IMPLEMENTING



Talk about the slow implementation of type of housing and how can create a stable neighborhood, this is perfect opportunity of creating more space for less traffic, more options for buyers and renters with duplex, triplex and midrise.

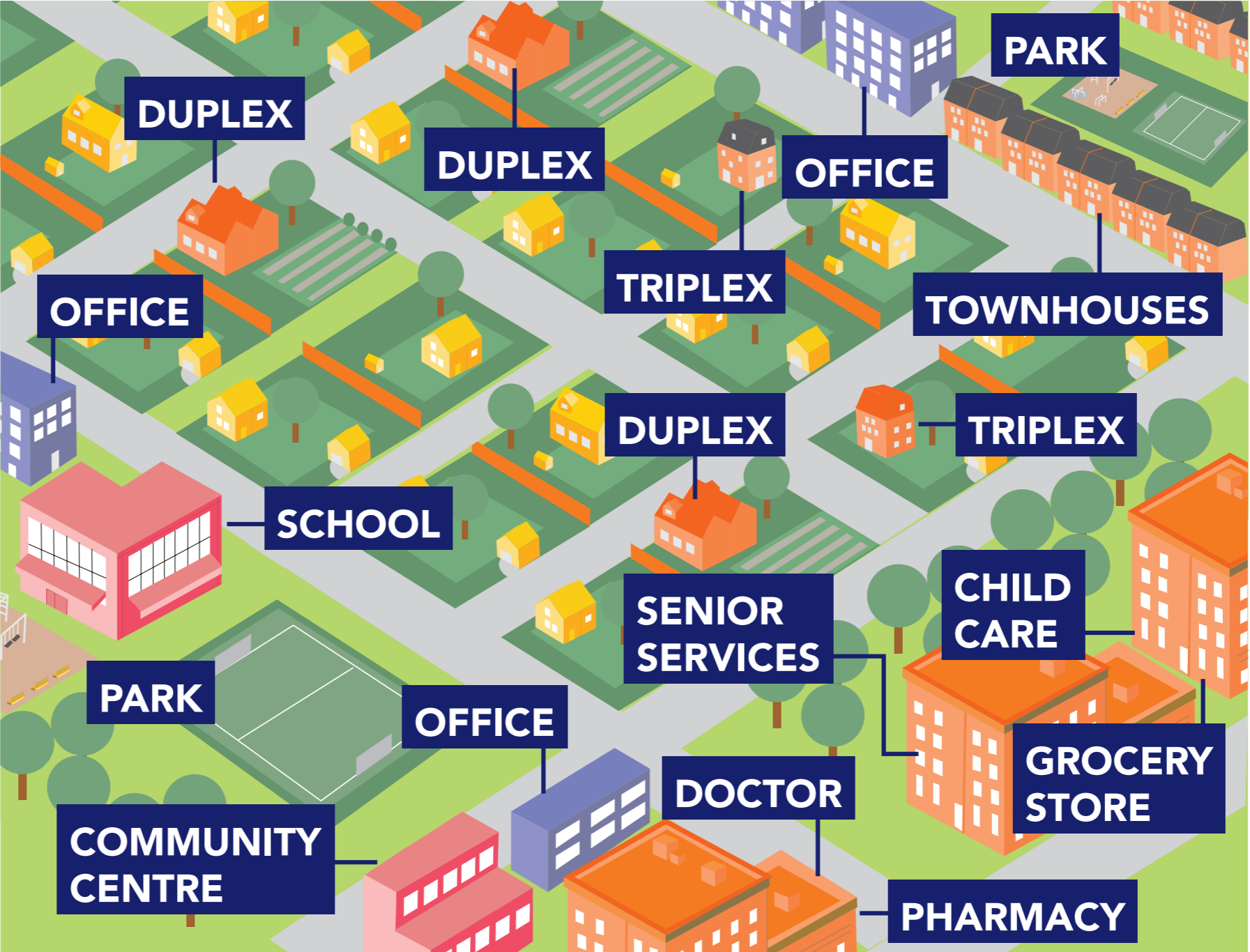


- Triplex, townhouses, mid-rise
- Detached houses, duplex
- Street
- Open space

# Phase 3: CREATING A COMPLETE COMMUNITY



Talk about the complete community, like what service will be available, the work opportunities, education, amenities close by and security



- Education institutions
- Multi purpose buildings
- Triplex, townhouses, mid-rise
- Detached houses, duplex
- Street
- Open space

# Impact of Meliorise



Creates healthy, more liveable neighbourhoods

Improves safety with more eyes on the street and reinstates schools and recreation programs for children and youth

Brings accessible services within walking distance

Facilitates more social interaction in the community

Supports local businesses and creates job opportunities

Promotes diversity through a variety of housing, at different price points, for different types of people

Reduces traffic by supporting active transport

Brings better public transit for the neighbourhood

Mid-rise buildings can house more people for a smaller footprint and can create new green spaces