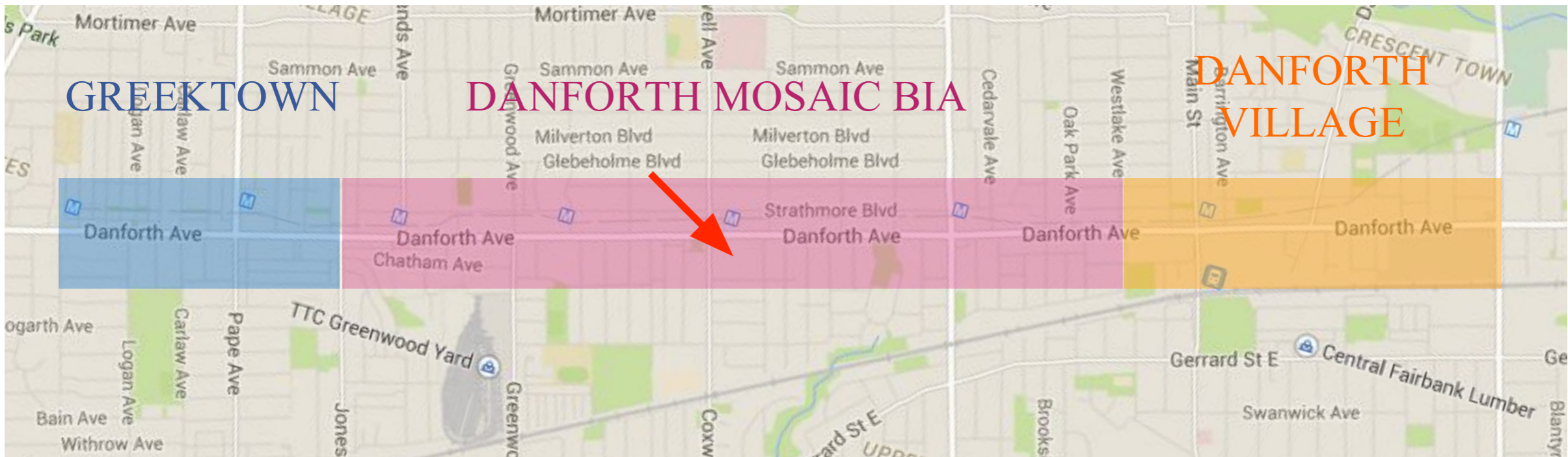


LET'S GET TO YES!
YES-IN-MY-BACKYARD
SEPTEMBER 29, 2018

BILLY DERTILIS

THE DANNY

DANFORTH MOSAIC BIA





Exceptional retail is essential to complete streets.

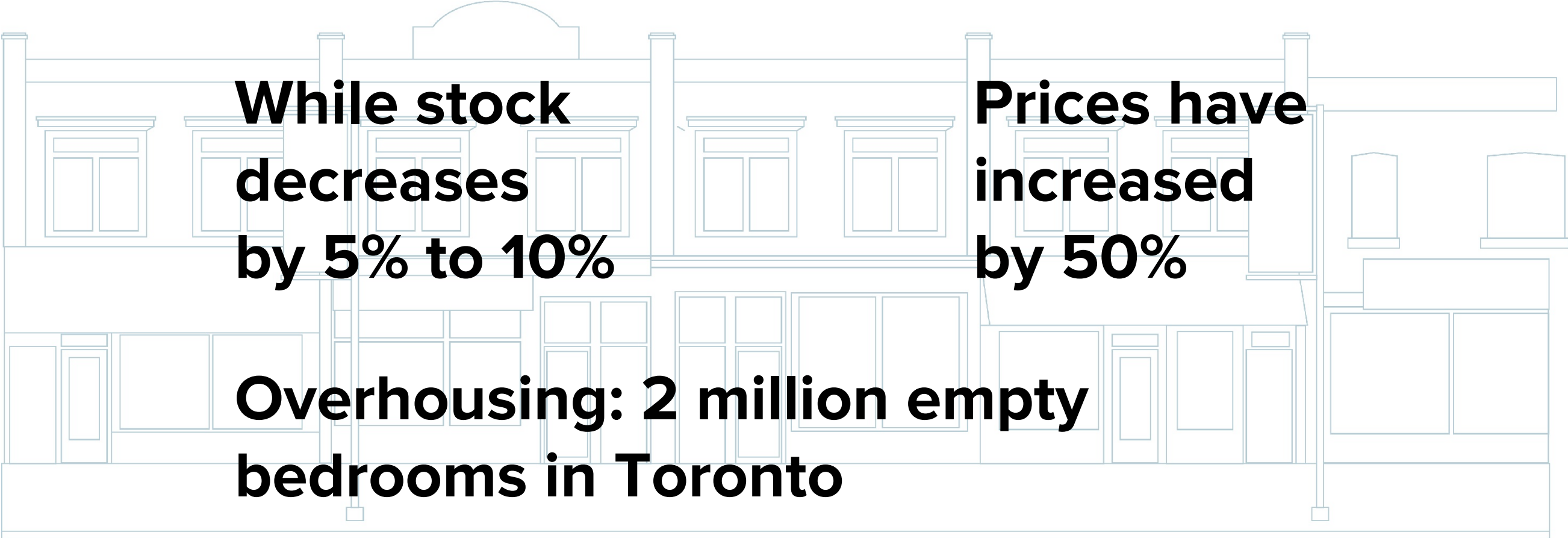
**YOU ARE
HERE!**



**OVER PAST
5 YEARS:**

2011 vs 2016

**LOSS OF BETWEEN
1 AND 4 HOUSING UNITS
ON THIS ONE BLOCK!**



**While stock
decreases
by 5% to 10%**

**Prices have
increased
by 50%**

**Overhousing: 2 million empty
bedrooms in Toronto**

*“Toronto’s low-rise neighbourhoods losing density as
‘over housing’ spreads” Globe and Mail, March 16, 2018*

THE DANNY

DANFORTH MOSAIC BIA

Toronto's Yellow Belt



Gil Meslin

Toronto's Yellow Belt



**No official plan to increase density
across 3/4 of Toronto lands**

Midtown in Focus - City of Toronto Plan




Current zoning laws don't allow for increase in density

The Missing Middle



There is room to develop between detached homes and mid-rises



**Complete streets need exceptional retail.
Exceptional retail needs foot traffic.
Foot traffic requires higher density.**



We need to be saying YES to increased density:

- **laneway housing**
- **multi-unit development**
- **redevelopment of existing inventory**