

From: [More Neighbours Volunteer](#)
To: [Planning and Housing](#)
Subject: PH27.5 - More Neighbours Toronto
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To the City Clerk:

Please add our comments to the agenda for the October 18, 2021 Planning and Housing Committee meeting on item 2021.PH27.5, Our Plan Toronto: Major Transit Station Area Draft Delineations - Lower Density Target Requests.

Comments:

Dear Councillors,

We are writing to you to request you **defer** PH27.5 and ask staff to consider potential changes to the development framework, **including amending land use designations**, that would allow to achieve the density requested by the province.

We are concerned with the plans to request **lower** density targets in these 11 MTSAs. We need council to recognize the gravity of the housing crisis as well as the climate crisis. Too many people are being priced out of our city, forced to move away from their family and friends, causing harm to communities for new and young Torontonians. By not providing enough places for people to live, the City of Toronto is contributing to continuing sprawl and development in the greenbelt as people are forced to drive until they qualify. Instead of requesting less density from the province, we need to find a way to achieve the density, especially on high-capacity subway lines that provide access to jobs and opportunity throughout our incredible city.

The staff report says that the provincial density targets are not reachable within the current "Council-approved development framework". Instead of moving forward with these lower density requests, we need to pause for a moment and look at the bigger picture. In a housing and climate emergency, we need to build more housing near transit. That means taking a second look at the land use designations within the identified areas and the current Council-approved development framework. If the development framework does not allow for enough density around transit, we should actively be looking to change it to allow for more density. While some of the MTSAs have large amounts of greenspace in them, most of these MTSAs are surrounded by or contain "Neighbourhoods" that deliberately limit the growth our city needs. It is far past time that we

allowed more apartment buildings in these locations that are on or near high-capacity rapid transit that every Torontonian has paid for. This type of thoughtful development is crucial for our city to address the Housing Crisis and Climate Crisis now and in the long term.

At the very least, we need to ensure that staff have exhausted all possible tools, **including amending land use designations**, before requesting lower targets from the province for these crucial transit areas.

Regards,

More Neighbours Toronto
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More Neighbours Is A Volunteer Coalition Of More Than 200 Torontonians Advocating For Reforms To End Toronto's Housing Crisis