



MORE NEIGHBOURS
TORONTO

Dear Members of City Council,

RE: MM43.23 - Incentivizing Multi-Unit Homes: Improving Access to Neighbourhoods and Supporting Aging in Place

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, has cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto supports the motion by Councillor Matlow. We ask that you **vote in favour of this motion**.

Toronto is in a housing crisis. Rents are unaffordable for students, new immigrants, service workers, and nurses, to name a few, and even the upper middle class is encouraged to "drive until they qualify" because homeownership in Toronto is unattainable. While Toronto has doubled in population between 1970 and 2016, the vast majority of Toronto's neighbourhoods have lost population in that same time frame, with growth limited to the downtown core and other small pockets of land. This is despite many of those neighbourhoods being located very close to jobs and transit, and being very desirable places to live. The recently-released population counts from the 2021 census show a continuation of the same trend.

The exclusion of Toronto's growth from Toronto's Neighbourhoods is a primary factor exacerbating the housing crisis, and in turn has consequences for our economy, our environment, and our equity. The EHON initiative is the most direct initiative by the city to address exclusionary zoning, and it's been long awaited.

However, EHON will not be sufficient without considering other remaining economic disincentives to building multi-unit homes or converting single-family homes. The process to

build or convert into a multiplex must be inexpensive, simple, easy for the average person to understand, and the path of least resistance. A report on eliminating the Plan of Condominium approval fee, a loan work program, and a standardized Legal, Planning and Building framework is a good start.

Sincerely,

Jacob Dawang
More Neighbours Toronto