

From: [L.Veszlenyi](#)
To: [councilmeeting](#)
Subject: [External Sender] My comments for 2023.PH3.16 on May 10, 2023 City Council
Date: May 9, 2023 3:16:23 PM

To the City Clerk:

Please add my comments to the agenda for the May 10, 2023 City Council meeting on item 2023.PH3.16, Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

May 9, 2023

To City Council

**PH3.16 Expanding Housing Options in Neighborhoods: Multiplex Study - Final Report
City council May 10, 2023.**

Toronto is a dynamic, growing city which continues to attract newcomers, with at least 700,000 new Torontonians, mostly immigrants, expected by 2051. Etobicoke-Lakeshore, one of Toronto's largest ridings, with a population in excess of 142,000, has already had a 10% increase in population between 2016-2021. Those population figures do not tally in projected residential increases for major developmental proposals such as the Christie site in Humber Bay Shores, the large amount of development around the Mimico GO station as well as housing proposals that run the entire length of Queensway from Park Lawn to the West Mall.

Both current and future residents of Etobicoke-Lakeshore will need homes for seniors, which will take up over 20% of Toronto's 2046 population, to age in place and for young adults as they try to raise their own families in a city with major affordability issues.

Mimico Lakeshore Community Network (MLCN) represents a group of dedicated organizations and citizens who live in South Etobicoke and have been following the debate over Expanding Housing Options in Neighborhoods (EHON) with great interest. Some of our members participated in the zoom meetings last year. MLCN, which grew out of the Mimico 20/20 sessions, understands only too well the need for additional housing.

MLCN supports the idea of gentle intensification through EHON to address the housing shortage, while trying to protect our neighborhood's trees and character as much as possible. We recognize the importance of trees and would like to see even more trees planted city-wide but that consideration does not supersede the need for more housing, given the pressure on the existing market and the projections for population influx over the coming years.

Once EHON is up and running, one issue that has not been addressed is the fact that some neighborhoods have had a steady increase in new housing and population, while other neighborhoods, particularly the exclusionary yellow belt areas have had little or no growth. Some yellow belt areas are seeing a reduction in the number of residents over the years. Yet, with EHON, all neighborhoods are at the same starting gate, with no consideration of the previous growth that has already occurred or is planned for. Also, there is no consideration as to whether population increases through EHON have the existing infrastructure to support the increased density. Perhaps, a later roll-out of EHON in the non- yellow belt areas should be considered because of these concerns, especially in light of the city's budget shortfall.

While Mimico is not an area where neighborhood character Guidelines apply, we question just how multiplexes could be designed to fit into the low-rise form of a neighborhood. But we do find the idea of planned context of a neighborhood, which has been suggested as an alternate approach, interesting, but are not sure exactly what that entails.

We support the idea of maintaining limits on size and depth and floor area. A 10 meter height restriction is sufficient and that limit should not be increased to four storey buildings because would require elevators making the project financially unviable.

Housing issues come in two connected categories, according to builders, availability and affordability, with the premise being that an increase in housing supply would cause a decrease in the cost of rents and purchase prices. While the supply has been increasing, rents and housing prices have remained high because of the builders insistence on maximizing profits. Council needs to have a say in housing affordability, both in residential towers as well as the properties that are built through EHON. New housing through EHON should also be sustainable by trying to reach zero-emissions targets through Toronto's Green Standard targets

Angela Barnes & Les Veszlenyi
co-chairs of Mimico Lakeshore Community Network (MLCN)

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