



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH 1.7 - Accelerating Approvals for Affordable Housing

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, and 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 initiative brought forward by Councillor Bradford to use the Community Infrastructure and Housing Accelerator (CIHA) to speed up delivery on affordable housing projects. We encourage you to vote for this item.

Despite being reviewed in priority, zoning continues to be a barrier for building affordable housing in Toronto. For example, across the Housing Now portfolio, many sites are now at risk of becoming unfeasible because of rising construction costs and interest rates. Despite the time spent seeking a first rezoning, for many sites, a lengthy second rezoning process may be required. Moreover, as we have seen with the 175 Cummer modular housing site, when expedited provincial rezoning is not used or approved, third-party appeals can block affordable housing for months, if not years.

In a housing crisis, the City of Toronto must prioritize affordable housing at every opportunity and use every planning tool available to speed up delivery on affordable housing. Using the CIHA to speed up approvals is one of those tools that the City should start using much more often, on many more sites.

Regards,

Jacob Dawang
More Neighbours Toronto