



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH 2.10 - City Solicitor Opinion - Bill 23, More Homes Built Faster Act, 2022 and Section 111 of the City of Toronto Act, 2006

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 has been following Bill 23 and other housing related legislation closely. We are writing today in support of maintaining rental replacement requirements. We support the exploration of legal and alternative strategies in PH2.10. We also urge you to reconsider current planning policies that contribute to displacement.

As with all housing policies, clear and transparent rules that provide certainty for everyone are needed. More Neighbours Toronto has been working to build a cross-party coalition who will support these types of changes to increase housing supply.

Older rental stock, including townhouses and apartment buildings, provides some of the most affordable homes in the city, without government subsidy. They are the backbone of our cities, supplying much-needed homes for working and middle class families. Assurance that existing residents will be supported during transition is vital for maintaining confidence in the development process. Regardless of the provincial requirements, we implore the City of Toronto to maintain rental protections.

In addition, the province has stated an intention to set province-wide standards. Toronto should take this opportunity to promote its approach, incorporating the suggestions of [the Auditor General's report](#) for preservation of existing affordable housing and ensuring that the application process is fair and transparent. Council has discussed several opportunities for municipal campaigns to disseminate information about Bill 23's possible effects on property tax rates. A campaign highlighting the challenges of displacement and loss of affordable rental homes from changes to Section 111 is at least as worthy of support, if not more. This campaign could focus on the goal of transparent province-wide standards for replacement and compensation as we look to increase housing supply to address the housing crisis.

What's more, neighbourhoods with apartments are already doing their part to support growth. To focus on the creation of net new housing, we need to remove barriers and add density to all residential areas in our cities. We urge you to continue working to end exclusionary zoning through initiatives such as EHON, allowing more density into the yellow belt. This will alleviate pressure to redevelop existing apartment buildings and reduce displacement.

Sincerely,

Alena Parkinson
More Neighbours Toronto