

Thank you members of the Toronto Planning and Housing Commission,

My name is Darwin Schaeferlane. I am not a Toronto resident, or even a Canadian, but a neighboring resident of Minnesota to the province of Ontario. However, the decision that Toronto is making to expand the city's housing supply, through approving multiplex development and missing middle housing, is all policy that we have enacted and been expanding upon in the Twin Cities. Minneapolis made major grounds in the United States by being a model for major cities, through overhauling city zoning ordinances to approve new developments and allow the construction of multiplex and multi-family housing. St Paul also followed suit in enacting policy to eliminate parking minimums, which before their removal set a standard of car dependency and put a burden on building dense and walkable neighborhoods.

Even the suburbs of the Twin Cities, like Richfield and Bloomington, have been making pushes to reduce setback requirements and single family zoning ordinances. The state of Minnesota itself is working through policy to enact the approval of multiplex developments and reform these ordinances state-wide. What this has resulted in, despite a double-digit percentage population growth in the Twin Cities over the last decade, is a drop in rent prices over recent years since these policy changes were enacted. A massive wave of housing construction and supply has led to a market more competitive, which has dropped rent prices and given consumers multiple options in housing types of all sizes and neighborhoods.

All of these examples are to showcase that your neighbors in the United States are dealing with many of the very same issues that the city of Toronto, and by extension, much of Canada's major cities face. We are in a housing crisis, compounded by the fact our cities face an uphill struggle to reduce car dependency and achieve a sustainable future. Toronto has excellent

public transportation and bones, both as a city and in the Greater Toronto Area, to bring about a walkable, bikeable, transit-accessible paradise in North America. The biggest barriers to Toronto achieving these goals, however, lay in the options people are presented with living; options in housing beyond towers and single family homes, missing middle housing stock is what is a proven success.

What Toronto has the potential to do here is set in motion policy that does not just affect the residents of Toronto, who so desperately need these housing options, but to knock over a massive domino in pushing for inclusionary housing measures, and improved policy across the nations of Canada and the United States. The whole world is watching, and we await for a better future where housing options are not controlled by outdated, arbitrary zoning ordinances. As a Twin Cities Minnesotan looking across the Great Lakes towards our neighbors, I urge that the city of Toronto embrace the policies that we have proven to be successful, and can succeed in Toronto too. Thank you for letting me write in support of the 2023.PH3.16 recommendations, and I hope to see a future where the housing crisis is no longer a crisis, in Toronto and across North America.

Sincerely,

Darwin Schaeferlane