



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH8.4 Housing Action Plan: Mid-Rise Buildings Rear Transition Performance Standards Review and Update - Status Report

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 changes to the rear performance standards, but would like to see a proposal that supports simple 10-storey box designs for mid-rises similar to that outlined by CreateTO staff from the mass timber pilot. We are disappointed that the final report has been delayed from its initial deadline of Q2 2023, but hope that this will allow for further amendments to make mid-rises a success.

The PH8.4 Status report and Attachment 2 from CreateTO specifically acknowledge, "mass timber typology requires a modular, box-like built-form", "reducing the building's construction time and cost while improving the building's energy efficiency." If it is not self-evident that this applies to more than just mass timber, we would like to specifically emphasize that it is.

Furthermore, this item is being delayed for "further stakeholder consultation," which has effects on one key stakeholder: future residents. They will bear the costs of any performance standard that the City puts forward and any delays in implementing a new standard. Although City Planning's workload is significant and changes to the performance standards are integral to making mid-rises feasible, we hope that the effect of delays is considered when prioritizing work and that further revisions to the schedule in the Housing Action Plan can be avoided.

We re-iterate [our comments from PH4.7](#) and look forward to welcoming more neighbours in more mid-rises.

Regards,
Sam Wong and Colleen Bailey,
More Neighbours Toronto