



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH 8.16 - Amendments to Toronto Municipal Code Chapter 667: Rental Demolition and Conversion By-law

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 both the proposed changes to Chapter 667 of the Toronto Municipal Code and the City's requests to the Province of Ontario with respect to rental replacement regulations.

In particular, we strongly support the request to amend the City of Toronto Act to allow the City to regulate the demolition and conversion of dwelling rooms. Some of the most vulnerable members of society live in dwelling rooms and should be afforded the same protection as any other tenant when it comes to their home being demolished or replaced.

Regarding the proposed changes to Chapter 667 of the Toronto Municipal Code, it makes sense to allow the City to require an Access Plan for allocating affordable rental units created through rental replacement requirements. These changes support the Housing Action Plan and help ensure that affordable units are offered to tenants in need via a fair process.

Additional changes to Chapter 667 to streamline existing processes also make sense.

We also strongly urge members of the Planning and Housing Committee and City Council to continue modernizing and liberalizing our zoning bylaws to allow mid-rise and high-rise apartments and condos by-rights throughout the city. Making it easier to build new buildings across the city, on land that isn't already occupied by rental buildings, will help protect existing rental housing stock and reduce displacement of existing tenants. Building a new condo tower

on land currently occupied by semi-detached housing, for example, displaces and disrupts far fewer people than building the same condo tower on land currently occupied by an 20-floor apartment building.

Regards,

Alena Parkinson
More Neighbours Toronto