

35 Communications were received with text similar to the following:

Dear Toronto City Council,

I am writing to you in support of the More Neighbours Toronto submission to amend PH 12.3 - Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report to ensure that this program will truly produce more housing options. Toronto needs more housing in all neighbourhoods and the citywide survey identified “more housing opportunity” as the most important principle for this work. This proposal lays a good foundation by:

- Allowing townhomes and six-storey apartments in Neighbourhoods on Major Streets
- Supporting lot assembly
- Regulating density through form-based zoning rather than floor space index, building on the work done for multiplexes.

However, it includes several direct contradictions to the primary goal of Major Streets: increasing density in Neighbourhoods and increasing housing supply in the city. Some requirements may also undermine the aim of allowing for more large, family-sized units. In addition, the City’s own financial feasibility study demonstrates that these requirements will not support rental options and will put any new apartments - ownership or rental - at risk if construction costs increase.

At the direction of the Planning and Housing Committee, staff are preparing a report on potential amendments. Please consider supporting these to truly expand housing options in Neighbourhoods and make new homes viable on Major Streets:

- Remove the 30-unit maximum, and deal with site-specific loading and waste requirements through site plan approval.
- Make side yard setbacks 1.8 m in all zones, with an adjustment to 2.4 m when there is a primary window, rather than continuing with different requirements in R and RD zones. Placing large setback requirements onto apartments residents reduces their available floor space and is not in line with the public consultation feedback. Similarly, lot coverage and landscaping requirements should be based on the need for drainage and stormwater management, not used as a substitute density regulation. To allow for Neighbourhood intensification, we must imagine what our streets and lot coverage patterns will look like in 20 years, not just what they look like now.
- Direct staff to continue work to add new streets to the Major Streets classification, so that those streets can also benefit from more housing. If the goal is increased density near existing transit service and amenities, there are streets that are not included in Map 3 that meet these criteria and would benefit from these changes.

Toronto committed to expanding as-of-right permissions for missing middle housing as part of its Housing Accelerator Fund application and its Housing Action Plan. This work is an important component of those plans, but it must be designed for Toronto’s future, to produce new housing options and intensify Neighbourhoods. Please pass this amended item in order to not only make Major Streets a success, but to make them a key component of a more affordable and prosperous Toronto.

Thank you,

Signed by the following:

David Baldwin

Richard Wu

Ashley Challinor

Alishan Ladhani

Osher Joseph-Williams

Matt Hellin

Aly Damji

Alicia Veilleux

Aidan Girard

Jacqueline Leslie

Carla Moday

Emma Jones

Ankur Kamath

Evan Wheeler

Kristofer Lawson

Mark Reynolds

Mandy Tang

Malcolm Kennedy

Matthew Thornton

Sam Golder

Patrick DeRochie

Nathan Schaper

Michael O'Meara

Kerry Scott

Sacha Guberman

Tim Ahong

Gordon Gibson

Amy Brown

Aaron Spring

Liam O'Donovan

Arnaud Marthouret

Maggie Panter

Brendon Bernard

Laura Kim

Emily Zhu