

224 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	Laura Kim	Emily Smith
Richard Wu	Emily Zhu	Alex Cooper
Ashley Challinor	Andrei Korac	Shady Ahmed
Alishan Ladhani	Tyler LeGallais	Prashanth Vajjhala
Osher Joseph-Williams	Joan Price	Aaron Santavicca
Matt Hellin	Sarah Green	Wednesday Bell
Aly Damji	Brian Kennedy	Erica Stevenson
Alicia Veilleux	Jailen Modi	Gregers Frederiksen
Aidan Girard	Bogart Shwadchuck	Tyler Steptoe
Jacqueline Leslie	Brian De La Franier	Jose Pacheco
Carla Moday	James Warpole	Damien Moule
Emma Jones	Amir Fleischmann	Adam Segreti
Ankur Kamath	Sean Pendergast	Carolyn Barker
Evan Wheeler	Benjamin Kent	Daniel Austin
Kristofer Lawson	Hayley H.	Ashley Challinor
Mark Reynolds	Allen Greer	Nathan Maharaj
Mandy Tang	Peter Hunter	Adva Masliah
Malcolm Kennedy	Matthew Corbin	Amir Basiratnia
Matthew Thornton	Ivan Mirko Senjanovic	Tamar Harary
Sam Golder	Geoff Jones	Elora Vink
Patrick DeRochie	Rebecca Chesley	Anne Keown
Nathan Schaper	Nathan Christie	Christina McNish
Michael O'Meara	Gavin Little	Zakerie Farah
Sacha Guberman	Axei Smith	Sue-Ann Dini
Tim Ahong	Courtney Rogers	Riley Haas
Gordon Gibson	Nick White	Brendan Hendel-McCarthy
Amy Brown	Lillian Frederiksen	Adam Sproat
Aaron Spring	Carmen Albanese	Ian RobertsJay Neumin
Liam O'Donovan	Clara Luca	Tyler Savoy
Arnaud Marthouret	Brian Collinge	Nick Frasser
Maggie Panter	Keridwen Lewis	Sarah Attwell
Brendon Bernard	Mohammed Ismail	Manon Lemus

Mai Hameed	Richard Garner	Geoffrey Wong
Robert Herrera	Hanna Chen	Emma Thomas
Samuel Leach Jarrett	Timur Seroglazov	Ben Joseph
Charles Ritchie	Michael Murray	Sabrina Pignataro
Sidrat Talukder	James McDonald	Javed Nissar
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Oscar Dimanov	Liam Telenko	Bilal Khan
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Keith Sutherland	Amanda Angus	Frank Gu
Jack Williams	Shailani Kumar	Jordan Calcafuoco
Luke Packer	Cat Lacoste	Ruth Levine
Matt Medley	Harry Leung	
	Deacan Kunz	Colin Dunne
Marla Minshall	Christina Brasz	Tom Brunton
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Joe Sanders	Ross Hill	Christine Watson
Sonya Barnett	Alan Nonis	Emma Dupont
Daniel Springett	Alison Little	Yamin Ben
Harry Natskoulis	Allison Prole	Devon Pelletier
Matt Smith	Qing Yang Tang	Ben Chacon
Henry Campbell	Heitor Purcino	Kevin Matos
Gianna Leggio	Connor Squires	Shaun Ono
Raj Patel	Kaushal Kapasi	William Palmer
Maggie Herdman	Kevin Pacheco	Kyle Francis
Pawandeep Minhas	Aaron Janusitis	Stephanie Parrott
Jeyaram Kuhanathan	Ian Stewart	Leon Chung
Shaun Biswas	Anita Warburton	Mike Walsh
Tyler Price	Alicia Long	Xinlu Ge
Duncan Rowe	Shawn Zivontsis	Ajaykumar Kannan
Sam Kermanshahi	Nicole Dubeta	Matthew Antonio
Mike Berryman	Irmak Ayдеми	Sam Dudra
Calvin Lai	Kevin Franks	Valerie Vladimirov
Garrett Evans	Wally Forsyth	Jared Reinemo
Melanie Zhang	Mike Ghapanchi	Ryan Barquero

Jasper Davison

Johan Lee

Kiran Govind

Ellroy Coutinho

Jordan Wong

Lorijoy Payocyoc

Raymond Zhou

Farhiya Dini

Quyen Tran

Vanessa Pizante

Jessica Turner

Leslie Hendy

Tyler Burton

Jonathan Reid

Michael Kurts

Munema Moiz

Mike Irvine

Janet Griffiths-Maxymiw

Emma Frame

Hayley Cunneynworth

Jesse Grenier

Bilal Ahmad

Peter Kim

Thomas de Boer

Kevin Morris

Emily-Jane Williams

Neva von Wasilewski

Sarah Rimmington