



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH9.5 Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013 Preliminary 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 is pleased to see this review of areas with pre-amalgamation zoning that still need to be incorporated into the harmonized by-law 569-2013. We have [advocated for this review in the past](#) and would like to see it incorporate more than just 7% of these lands. We were also disappointed to see that the review aims to bring lands in "with zoning standards that are consistent with the applicable former municipal zoning by-law." These former municipalities have not existed for over 25 years and this is an opportunity to review whether expanded zoning permissions - in line with the Official Plan - make sense in these areas.

We recommend amending the recommendations to ensure that increased zoning permissions are within scope for the consultations. In the past, our volunteers have attended consultations and advocated for or heard other residents call for more housing to be permitted in an area, only for these comments to be dismissed as "out of scope" based on the direction provided at Committee. This review will take considerable time and effort, both for staff and for participating residents. If something is worth doing, it is worth doing well. There is a great need for more housing in Toronto and we should not pass up opportunities to address this.

Recent City Council changes to allow multiplexes, laneway suites and garden suites in Neighbourhoods, while eliminating parking minimums (except for multi-tenant housing in the inner suburbs) will make more housing (and more neighbours!) possible in more places. Addressing the pre-amalgamation seniors-only zoning at 175 Cummer Ave would have reduced the risk of third party appeal to the Ontario Land Tribunal, which delayed modular supportive housing on the site for over a year when the province failed to issue a Ministerial Zoning Order. This is an opportunity to reduce our dependence on Ministerial Zoning Orders.

However, without addressing all of the lands that sit outside of by-law 569-2013, some areas of the city will not be able to take advantage of these changes. More Neighbours Toronto looks forward to participating in the consultations and hopes that you will amend the recommendations to ensure that this initiative can address our current housing challenges to the fullest extent possible.

Regards,
Colleen Bailey,
More Neighbours Toronto