



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH10.3 - Housing Action Plan: Avenues Policy Review - Proposals 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 progress on the review of Avenues Policies in the Official Plan, and we support proceeding with public and stakeholder consultation. We ask that More Neighbours Toronto be included in the list of stakeholders being considered.

One of the items which council requested to be included in the review of Avenues Policies as part of the Housing Action Plan 2022-2026 (Item 2023.EX3.1) was to "extend and potentially introduce new Avenues". Section 2 of the main body and Section 2 of Attachment 1 of the current Proposal Report responds to this request. We find these sections ambiguous regarding the inclusion of new Avenues in the current scope of the Avenues Policy Review.

Section 2 of the main body of the report notes that the proposed criteria in Attachment will be used to perform a detailed study that will propose new Avenues. However, the "Next Steps" section of the Proposals reports states that only the policy directions in Attachment 1 will be included in the Final Report in the fourth quarter of 2024. This leaves it unclear whether the new Avenues will be included in the Final Report, or only the proposed new Avenues selection criteria, with the new Avenues themselves to be determined in a future study.

Given the extended timeframe for consultation proposed in this report, the proposed selection criteria should be used to identify new Avenues which can be included in the Final Report. The proposed selection criteria for identification of new Avenues are reasonable and consistent with the vision outlined for Avenues in this Proposals Report. Implementation of the selection criteria to identify new Avenues would involve applying these prescriptive criteria, and would not involve significant judgment or interpretation by City Planning staff.

A separate detailed study and public consultation on the selection of new Avenues would therefore add an unnecessary step which would add significantly more time and City Planning staff effort to the exercise of identifying new Avenues.

Request for Clarification and Potential Motion

We request that a member of the Planning and Housing Committee ask a question to City Planning staff to clarify whether new Avenues will be proposed as part of the fourth quarter Final Report, along with the necessary Official Plan and Zoning By-Law amendments required to implement the new Avenues.

If staff do not intend to propose new Avenues as part of the fourth quarter Final Report, then we request that a member of the Planning and Housing Committee introduce a motion to amend Item PH10.3 to direct City Planning staff to develop the list of new Avenues that would be added using the proposed selection criteria from Section 2.0 of Attachment 1 of the Proposal Report. This list should be included as part of the public and stakeholder consultations of PH10.3. Further, City Planning staff should be directed to draft the necessary Official Plan and Zoning By-Law amendments to implement those new Avenues as part of the Avenues Policy Review - Final Report.

Regards,
Damien Moule,
More Neighbours Toronto