



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH14.10 - Housing Action Plan: Apartment Infill Study - 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

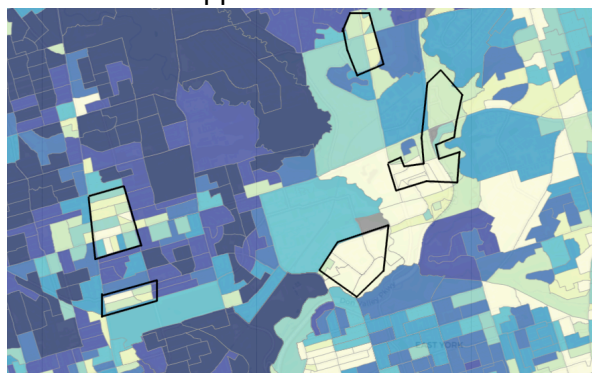
More Neighbours Toronto supports PH14.10 to begin work on the apartment infill study.

As acknowledged in the report, Apartment Neighbourhoods were often designed as “tower in the park” style, with larger sites and poor interaction between the buildings and the street, few walkable amenities and a separation of uses. Despite their reputation for “bad planning,” census data demonstrate that these areas provide much of Toronto's market rate housing for low and middle income renters, have high numbers of children and families and are often strong and vibrant communities. However, census data also suggest that these homes are more likely to be overcrowded, likely the result of children growing up and struggling to find housing options suitable for them in their neighbourhood.

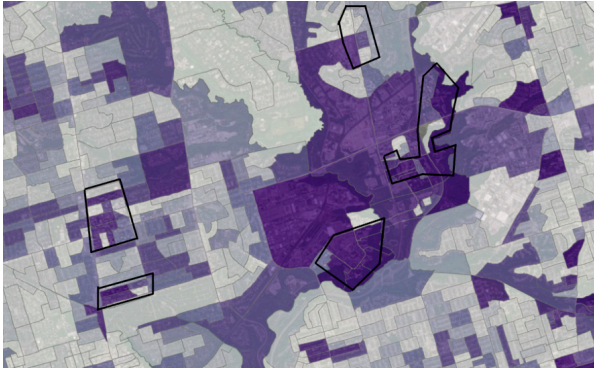
Toronto land use map with apartment neighbourhoods in orange, outlined in black



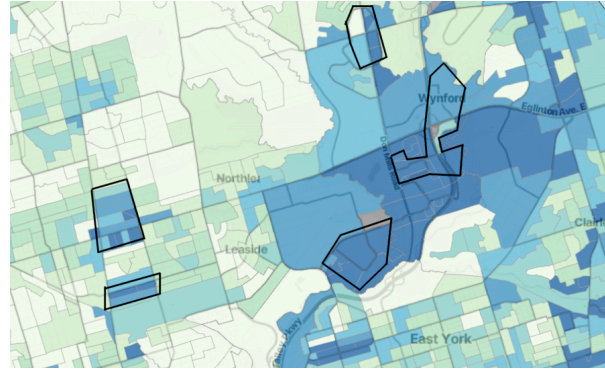
Maps of median income for the same area from censusmapper.ca



Map of children Aged 0-14



Map of people per bedroom demonstrating overcrowding



It therefore seems worth thinking about what has made these communities successful despite the fact that most buildings within them violate current planning wisdom. Amongst these considerations are the tall building guidelines, which discourage the larger, rectangular floor plates that may have allowed for more large, multi-bedroom units in these buildings.

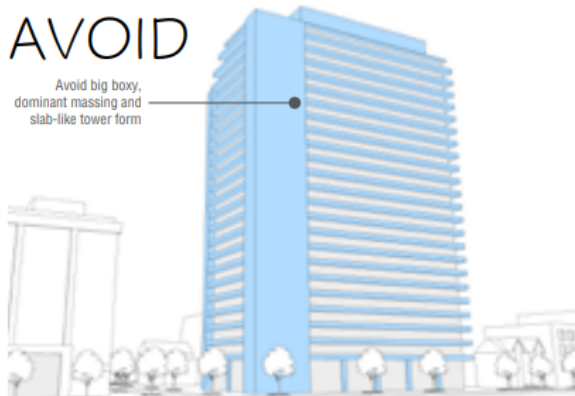


Figure 2: Large, elongated floor plates cast long shadows and create an inappropriate scale at street level.

Screenshot from Toronto's [Tall Building Guidelines](#) discouraging buildings like those found in Apartment Neighbourhoods.

Otherwise, we agree with the plans to examine more active uses at grade, retrofits and upgrades for existing buildings and, of course, new housing options in these neighbourhoods. We look forward to seeing the detailed proposal.

Regards,

Colleen Bailey,
More Neighbours Toronto