



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH17.10 - Housing Action Plan: Mid-Rise Building Design Guidelines

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 is ambivalent about the proposed changes to the mid-rise building design guidelines. We read the changes proposed by staff, and found them so complicated that we were unable to determine if they would actually lead to more housing options and increased housing supply.

The guideline changes to increase height, eliminate angular planes, and allow flexible massing were all offset by new site context and shadow guidelines. While we approve, in principle, of performance based guidelines, the net effect of the changes to the guidelines are not obvious. It is unclear whether the new guidelines will encourage any new mid-rise developments at all.

We continue to believe that the midrise guidelines are too complex, and try to achieve too many outcomes other than housing. We likely won't know the impact, if any, of these revisions to mid-rise design guidelines until after another lengthy monitoring process. Hopefully the number of mid-rise buildings built will exceed the painfully slow rate of 13.5 per year that the City has seen over the past 14 years.

Regards,

Colleen Bailey
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More Neighbours Toronto