



**MORE NEIGHBOURS  
TORONTO**

Dear Mayor Chow and Members of the Executive Committee,

**RE: EX24.4 - Leveraging City-Owned Real Estate to Support City Council Objectives - Long-Term Financial Plan Update**

***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 the general direction outlined in EX24.4 to make better use of City-owned land, particularly for new housing opportunities.

The City has several ongoing programs converting surface parking lots into affordable housing. Although some of these programs have experienced delays, CreateTO has gained experience, and several former parking lots have now broken ground for much-needed affordable housing projects, while the modular housing program has produced hundreds of supportive homes. This item identifies new potential sites for similar work at a critical time.

We also support exploring co-location of housing with City recreation facilities, which would ensure that future residents are in close proximity to parks and recreation opportunities. In these early stages, we strongly encourage any business cases that are developed to consider scenarios that relax City Planning's "no net new shadow" policy in order for Council to fully understand any tradeoffs.

Although the details of specific sites are confidential and not publicly available at this stage, the ten identified parking lots are losing money. Exploring alternative uses is in line with Toronto's fiscal sustainability goals, TransformTO goals and housing goals. In order for the City to build a minimum of 285,000 homes by 2031 (including 6500 RGI, 41,000 affordable rentals and 17,500 rent-controlled market units), the identification of new sites is critical, as is funding from the provincial and federal governments. We encourage the City to move forward with the proposed next steps.

Sincerely,  
Colleen Bailey,  
More Neighbours Toronto