



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

**RE: PH20.1 - 7-9 Wardlaw Crescent - City-Initiated Zoning By-law Amendment -
Decision Report - Approval**

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 staff recommendations for approval of this Zoning By-law Amendment at 7-9 Wardlaw Crescent. These 51 units on City owned land will add much needed affordable housing for vulnerable people.

The site is close to many City services and local amenities which will help support the new residents. It is on a frequent bus route and is close to the coming Finch LRT route. It is close to nearby shops and the Thistletown Community Centre. It has excellent access to the nearby Albion Gardens park and Humber River trails.

This site represents a small but still meaningful contribution to the City's HousingTO 2020-2030 Action Plan. However, it is unfortunate that the City needed to spend staff time and effort pursuing a Zoning By-law Amendment for a 4-storey apartment building. Site-by-site By-law Amendments represent a significant barrier to achieving the City's target of approving 65,000 rent controlled homes, including 18,000 supportive homes in a reasonable timeframe. We encourage the City to pursue significant reforms to the Zoning By-law and Official Plan which would make it cheaper and faster for the City to construct buildings like this.

This Zoning By-law Amendment will help to achieve the City's goals of building more affordable housing in Toronto. We applaud the City for taking advantage of this opportunity when it arose. Please approve this item to move forward with these homes.

Regards,
Damien Moule,
More Neighbours Toronto