



**MORE NEIGHBOURS  
TORONTO**

Dear Members of the Planning and Housing Committee,

**RE: PH24.3 - Major Transit Station Areas and Protected Major Transit Station Areas and Inclusionary Zoning Implementation - Status Update and Work Plan**

**About More Neighbours Toronto**

[More Neighbours Toronto](#) is a volunteer-led organization of housing advocates who 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 this agreement between the Province and the City finally completed. The minister's approval of these Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas is most welcome and long overdue. The amendments to the Official Plan make Toronto's planning framework more equitable than it has been for at least the last fifty years. We urge staff to avoid any regulations that would undermine that improved equity. We further ask the Planning & Housing Committee and Staff to add the approval of the remaining outstanding transit station areas to the work plan proposed in this item.

**Advancing Equity in Toronto's Growth Plan**

For many years, the burden of growth in Toronto has fallen disproportionately on small segments of the city. The difference in treatment between residential areas defined as Neighbourhoods and Apartment Neighbourhoods in Toronto's Official Plan is stark. Apartment Neighbourhoods have had to bear a large share of the burden of redevelopment while Toronto's Neighbourhoods have been protected. Toronto's Apartment Neighbourhoods are disproportionately home to low-income people and equity seeking groups. Toronto's Neighbourhoods are home to the wealthiest, most privileged people in our city. This inequity baked into Toronto's Official Plan is directly responsible for renovictions, demovictions and skyrocketing housing costs. It is long past time that Neighbourhoods share in growth with the

rest of the city. The amendments to the Official Plan approved by the Minister represent a major step forward in restoring equity to Toronto's Official Plan.

### **Zoning Should Conform to the Spirit of the Changes**

As staff embark on the challenge of updating Toronto's zoning regulations to conform to the newly updated Official Plan, More Neighbours urges staff to ensure that their new regulations conform with the spirit of the amendments. This is outlined by staff as a conformity exercise to implement changes required by the Planning Act. It is not a policy making exercise. It should not be an opportunity to attempt local exceptions or frustrate the intent of the provincial government. We were dismayed to see the changes to the new Multiplex regulations made on the council floor. Toronto requires the leadership of our Mayor and the Chair of the Planning and Housing Committee to ensure that this conformity exercise does not end in a similar anti-housing outcome.

### **The New Rules Should Apply to All Existing and Under Construction Stations**

Given how long this matter has been subject to negotiation, More Neighbours appreciates that members of staff and members of council may have forgotten that not all Transit Station Area plans have been submitted to the Province for approval. These are not the stations on which the Minister has deferred their decision. The following stations are still awaiting council approval:

Line 1: Glencairn

Line 2: Royal York, Lawrence East (SSE)

Line 5: Avenue, Chaplin

Line 5 Extension: Jane/Eglinton, Scarlett, Royal York/Eglinton, Islington/Eglinton, Kipling/Eglinton, Martin Grove, Renforth

GO: Finch-Kennedy GO

All of these plans are now well past their statutory due dates. Preliminary plans for most of these stations have been advanced by staff in previous preliminary reports or in public consultations. However, to our knowledge, the map for Finch-Kennedy GO has never been made publicly available.

While More Neighbours Toronto believes that many of the proposed maps could be improved by expanding the applicable area to represent true walksheds, our primary concern is that the remaining Transit Station Areas are approved by council as quickly as possible. Given that most of the maps are already drafted and the framework with the Province now established, we see no reason that these stations couldn't be brought forward for council approval before the end of this year. At latest, we would urge them to be approved concurrent with the timeline established for zoning conformity outlined in this report: Q2 2026. If the Minister elects to defer many of

these stations for TOC considerations or other reasons, that is their prerogative. However, Council should not delay its work.

**Conclusion:**

More Neighbours Toronto is pleased to see the approval of the MTSA's and PMTSA's outlined in this report. We believe this dramatically improves the equity of Toronto's Official Plan. We urge staff to bring forward zoning regulations that maintain the pro-housing spirit of these Official Plan Amendments. We further urge staff to complete their work on the outstanding transit stations without an approved MTSA or PMTSA plan.

Regards,

A handwritten signature in blue ink that reads "Aaron Ginsberg". The signature is written in a cursive style with a blue ink color.

Aaron Ginsberg

More Neighbours Toronto