



**MORE NEIGHBOURS  
TORONTO**

Dear Members of North York Community Council,

**Re: NY32.2 - 8 Parmbelle Crescent - Zoning Amendment Application - Final Report - Refusal**

***About More Neighbours Toronto***

[More Neighbours Toronto](#) is a volunteer-led 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 urges you to reject the staff recommendations and approve the zoning by-law amendment for four 3-storey townhomes on this site.** There is a need for more missing middle housing in Toronto, which has been supported by Council on numerous occasions. This is a large site with sufficient space to accommodate four townhomes that will provide new housing options in this area.

The argument that the site "fails to respect and reinforce the existing character of the Neighbourhoods designation" is strange when a multiplex of even larger size would be permitted on this site. As City staff are no doubt aware, this is a result of Official Plan policies that require consideration of the "prevailing building type" for townhomes but not multiplexes. Thus, one can consider two buildings that add an identical number of residents to an area and that look the same from the outside: one is prohibited because the units are divided vertically and the other can be built as-of-right because some of the units are on top of one another. This is absurd. Townhomes are not a great imposition on the neighbourhood, either in their aesthetics or in the number of residents. It simply allows the homes to be freehold ownership.

Residents who would have occupied these townhomes will not simply disappear because of this refusal. They will have enough wealth to find a suitable home elsewhere in Toronto. Because of the lack of missing middle options, this is likely to be one of the much-maligned "luxury condos" that are typically built in high-rise forms, replacing older, more affordable rental apartments in areas where the existing neighbourhood character is treated as unimportant. The idea that you can't build a townhome in an area because no townhome currently exists is a self-perpetuating cycle of exclusion. It accelerates the pace of apartment demolitions and displacement in lower

income areas. In other items at this meeting, you will be asked to consider denser buildings in areas where schools are at capacity or near employment uses where noise mitigation measures are required. This is the predominant way that growth is allowed to happen in Toronto and it is supported by refusals like the recommended one, despite the many lofty goals around housing options and equity outlined in Chapter 1 of the Official Plan. A vote for this refusal is a vote to support that system.

We were particularly concerned by the Servicing section on page 8 of the report. Staff claim that they do not know whether the neighbourhood has the servicing capacity to support three net new homes. They apparently require the applicant to submit a report in order to determine this, despite the fact that a multiplex with similar sewer capacity would be allowed as-of-right. This is quite incredible.

A refusal of this reasonable proposal would be a poor signal for a city that claims to want to address the housing crisis and provide more options in every neighbourhood. It would send an unfortunate message to other levels of government at a time when Toronto claims to be taking action to build housing, particularly family-sized housing in missing middle forms. More Neighbours therefore urges you to support this by-law amendment for a type of housing that Toronto is lacking.

Regards,  
Colleen Bailey,  
More Neighbours Toronto