



**MORE NEIGHBOURS  
TORONTO**

Dear Members of the Planning and Housing Committee,

**PH28.4 - Lawrence Heights Revitalization (Phase 2) - Toronto Builds - Official Plan and Zoning By-law Amendment Applications - Decision Report - Approval**

***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 supports this Official Plan and Zoning By-law Amendment for 1747 homes in Lawrence Heights, including 277 replacement social housing units and 510 new affordable housing units. This is a significant increase over the 2020 plan and the additional market rate housing will enable several important community asks in addition to creating new homes: new seniors housing, an increase in affordable units and a long-promised community centre.

Recognizing that this is part of a large, complex revitalization process, a key commitment for Initiative 2 of Toronto's Housing Accelerator Fund plan, and that there are deadlines for other affordable housing funds approaching, we encourage the committee to move forward with this plan. However, for future consideration, we would like to highlight an ongoing issue with the City's interpretation of the Official Plan that results in more housing near noisier and more dangerous roads, such as the two taller buildings in Block 9 of this plan, closest to the Allen Expressway. The report notes that this decision was made because of policies that concentrate shadows from tall buildings on less sensitive areas like highways, as well as policies about transition to low-rise Neighbourhoods. While these are policies in the Official Plan, this neglects basic principles in Chapter 1 about public health and access to clean air, as well as ensuring that land use and climate change decisions are informed by equity considerations. Surely the "impact" of shadows on the public realm or apartments on low-rise Neighbourhoods should not be given greater weight than the impact of a highway on apartment residents.

However, we appreciate that the change in land use designation from Neighbourhood to Apartment Neighbourhood will permit new mid-rise apartments toward the east end of the site and that a taller building has been located amongst these mid-rises, shifting some of the planned homes further from the highway. The original plan did not meet the minimum density requirements for its location in a protected major transit station area and struggled to attract a development partner. This new plan is appropriate given the transit access and new

planned amenities, as well as the need for new housing and affordable housing in Toronto. It also meets goals related to mixed-income housing and complete communities. We encourage you to vote in favour.

Regards,  
Colleen Bailey,  
More Neighbours Toronto