



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

PH30.8 - Mid-Rise Housing Implementation Initiative - Proposals Report

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 proposal to consult on mid-rise implementation barriers. Staff have been moving forward on new as-of-right mid-rise permissions through the Major Streets and Avenues policies, as well as the MTSA implementation, but significant barriers remain.

We have supported a number of recent mid-rise proposals on Bayview and in Lawrence Park, but these are often higher end options. The Official Plan calls for a wider range of housing options and for "all neighbourhoods" to offer a range of housing forms, tenures and affordability. To achieve this, it is clear that not every mid-rise needs to mandate the same amenities. There will be variations depending on the needs and preferences of the building residents. City policies should account for this.

We were particularly pleased to see some of the financial feasibility analysis. In small buildings, additional requirements often take away from limited interior floor space in the apartments themselves. In addition, these spaces can have additional operating costs that will affect the ability to maintain the building at affordable rents over the long term.

The proposed directions consider a wide variety of points that will provide more flexibility for new midrises and are worth investigating. The high rate of buildings opting for fewer bike parking spaces than the Zoning By-law requires suggests that bike parking requirements may be worth revisiting; payment-in-lieu should not be used as a revenue tool to fund the Bike Share program if it cannot be demonstrated that building residents are the main beneficiaries. We look forward to discussing this more at the consultations in the hopes of making homes in mid-rise buildings more feasible throughout Toronto.

Regards,
Colleen Bailey,
More Neighbours Toronto