January 22, 2023

Hon. Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark,

**RE: ERO 019-5932 – City of Toronto Official Plan Amendment (Lower Density Target MTSAs)**

More Neighbours Toronto is a volunteer-only organization of housing advocates that believe in building more homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase the ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are nevertheless committed to counterbalancing the anti-housing agenda that dominates Toronto's politics, and has increased costs and environmental burden for a new generation of aspiring residents.

More Neighbours Toronto believes that Toronto is squandering an opportunity to make progress on the housing crisis with its approach to requesting lower targets for certain MTSAs. Specifically, the City of Toronto is requesting lower density targets to avoid making any changes to land use or zoning.For example, in the York Mills PMTSA, most land remains designated as Neighbourhoods with a minimum and maximum FSI of only 0.5, as shown in the map below. Avoidance of redesignating lands should not be a reason to request lower density targets, especially when it is a provincial priority to build 1.5 million homes over the next decade. At the very least, the City of Toronto should make as much effort as possible to reach the targets with land use policy changes before requesting lower targets. **We recommend that the minister make the necessary changes to the York Mills PMTSA and other MTSAs as appropriate to greatly increase density permissions.**

Regards,

Jacob Dawang

More Neighbours Toronto

