



Gentle density is good!

A presentation on common sense by Geoffrey Belcher

Housing is out of reach for me.

And it doesn't have to be this way!



26% (70,000 ppl)

Of households spending more than 30% of their income on housing costs. Doesn't have to be this way!

Source: Globe and Mail 2023



4th in Canada!

In average 1 & 2 bedroom rent prices.

More expensive than: **Burlington, Mississauga, Ottawa, Surrey, Halifax, Brampton, North York, Victoria**

Only **\$172 / month** cheaper than Toronto.

Source: National Rent Report (rentals.ca)



Increase the supply

Affordability is not a material you build with, it's a market condition.

4-plexes are great, some are just dramatic.



Toronto (Canada)

So scary! Big scary buildings! Ruins the neighbourhood character! Super scary! Bad bad bad bad bad bad bad bad



Ummmm. Uhhhh. Heritage! Yeah heritage! And neighbourhood character! Yeah! For sure...

Real Problems

But we aren't talking about them.

We're making up fake ones like "neighbourhood character" and "heritage" up to avoid addressing real issues.



A concerned resident vs a NIMBY

Concerned resident

- Clearly states their concerns with evidence and specifics.
- Offers alternatives and strategies for mitigation.

They support development.

The NIMBY

- Vaguely gestures to “character” or “heritage” without any examples.
- Offers no alternatives or solutions.

Ends with no development.

You oppose everything!

Duplexes,

Triplexes,

Fourplexes,

Mid-rise,

High-rise...

Are you *for* anything at all???

**Tonight we demand action.
No more empty promises.
No more talking points.
*Just do your job!***

Questions?



WWII Housing Development “Solution”

- Even a basic Google search would’ve given you critical information.
- But you didn’t, because **you’re not serious about this solution.**
- Its vague, lacks specifics and more importantly **any action.**

Toronto Communities Displaced by Post-WWII Housing Development

The post-WWII housing boom in Toronto, while addressing a critical need, had unintended consequences for some established communities. Here are some specific examples:

- **Cabbagetown:** This working-class neighborhood with a rich history faced significant redevelopment in the 1950s and 60s. Many Victorian-era homes were demolished to make way for single-family dwellings, displacing residents and altering the character of the area.
- **Regent Park:** Originally a working-class neighborhood with a mix of housing types, Regent Park underwent large-scale demolition in the 1950s for a high-rise public housing project. While addressing overcrowding and poor living conditions, this project displaced residents and created a more isolated community.
- **Black Creek:** Highway 401 construction in the 1940s severed the Black Creek community, a historically Black settlement. This severed social networks and limited access to amenities, impacting the community’s well-being.