



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH34.2 and 34.3 - Housing Now - 770 and 805 Don Mills Road - City Initiated Zoning By-Law Amendments and Draft Plan of Subdivision - Final Report

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only 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 has 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.

Summary

More Neighbours Toronto supports the zoning by-law amendments and draft subdivision plans for 770 and 805 Don Mills Road (Items PH34.2 and PH34.3). These changes are needed to achieve the height and density to support the creation of new affordable rental units for a period of 99 years via the City's Housing Now program.

Toronto is in a housing crisis, with increasing rents and homelessness. The Housing Now program is an opportunity for the City to make the most of its land by increasing the allowed height and density, working with development partners to get affordable housing built and to begin addressing the crisis. Past experience, such as that at 150 Queens Wharf, demonstrates that proposals with larger numbers of units offer the best opportunity for creating new units with long-term affordability.

This area is undergoing a substantial amount of change as a result of the Eglinton LRT construction and the future Ontario Line. Supporting more housing near transit and ensuring the inclusion of affordable units for mixed income communities will help the City to reach its affordable housing and carbon emissions targets.

In addition to the 1254 and 840 homes (33% affordable rental), these sites will include childcare, a public school, parks, retail and public space, as well as access to the nearby ravine and new transit infrastructure. This is an excellent use of City land and a sensible conversion of surface

parking areas. Therefore, we ask you to **support Items PH34.2 and 34.3 for Housing Now at 770 and 805 Don Mills Rd** to move this project forward and provide urgently needed housing in Toronto.

Sincerely,

Colleen Bailey
More Neighbours Toronto