



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto City Council,

RE: CC8.13 - RE: 294, 296, 298 & 300 Sherbourne Street With Prejudice Settlement Proposal - Addendum

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 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

I am writing to express my firm support for the Revised Proposal for the student housing settlement at 294-300 Sherbourne Street. As you well know, housing has been a critical issue in Toronto, with a dire need for affordable student accommodation due to the increasing student population. This proposal, I believe, is not only an ideal solution to meet this urgent need, but also falls perfectly in line with the City's declared objectives on housing and community development.

The Revised Proposal introduces several significant improvements that greatly benefit both the future residents and the surrounding community. The expansion of the development site and increase in student beds from 178 to 423 directly addresses the pressing demand for student accommodation. Moreover, a larger number of 2-bedroom and 4-bedroom units have been introduced, offering more affordable options for students, which further fulfils the city's goal of creating affordable housing.

The increase in building height in this revised proposal still has no shadow impact on Allan Gardens, demonstrating sensitivity towards maintaining the quality of public spaces. The increase in the Gross Floor Area and reconfigured floor plate, with successive setbacks, not only accommodates the larger units, but also keeps the best interests of the community in mind.

The proposal has additionally incorporated an increase in indoor and outdoor amenity space and visitor parking, ensuring a high standard of living for the residents and considering the comfort of their visitors. The additional bicycle parking spaces highlight a commitment to promoting sustainable, green living, another key goal of the City.

Significantly, the integration and retention of the front portion of the building at 294-300 Sherbourne Street is an appreciable attempt to respect and preserve the local heritage through the ground-level experience, in accordance with the Garden District HCD Plan. I am confident that these revisions embody the City's strategic vision for housing, focusing on inclusivity, affordability, sustainability, and community wellbeing. The Revised Proposal, in its totality, is a well-rounded solution that addresses a pressing need, and I strongly urge the council to take it into favourable consideration.

Thank you for your time.

Sincerely,

Jay Pandya
Ward 13
More Neighbours Toronto