



**MORE NEIGHBOURS
TORONTO**

Dear Etobicoke-York Community Council,

RE: ZBA for 3471 Lake Shore Blvd. W.

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

We support the rezoning of 3471 Lake Shore Blvd. W and the construction of a mid-rise commercial-residential building on this site.

The proposed six-storey building and 19 residential units are well in line with the development guidelines proposed in the EHON Major Streets report and should be approved given that these guidelines will soon be enacted by City Council. This building helps achieve the aims of Major Streets by retaining an existing retail use (at the ground level) and by building housing close to transit routes such as the 501 streetcar and the 110B bus route and schools like James S. Bell Junior Middle School; reinforcing *Crime Prevention Through Environmental Design* principles.

We applaud the increase in bicycle parking spots from 14 to 24 (now over 1 space per unit) and the decrease in car parking. This helps achieve objectives to increase access to alternative transport modalities while maintaining a modest 15/19 parking ratio given that Etobicoke is still broadly car-dependent. Lastly, we have seen few mid-rises constructed in Toronto over the last decade; they are a popular built form for bringing about gentle density.

For all of these reasons, we recommend approving this proposal.

Sincerely,

Thaddeus W. Sherlock
More Neighbours Toronto