



**MORE NEIGHBOURS  
TORONTO**

Dear Members of the Planning and Housing Committee,

**RE: PH7.1 Housing Now - 140 Merton Street - Zoning By-law Amendment- Decision Report - Approval**

***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***

**More Neighbours Toronto supports this Zoning By-law Amendment for the Housing Now site at 140 Merton Street.** As the first Indigenous-led Housing Now site, consisting of 294 rental homes with at least 94 affordable, and a focus on seniors, this is an important project that must move forward.

I was among several More Neighbours volunteers who attended the public meeting in September. We spoke with members of the Missanabie Cree First Nation, their development partners and City staff, who answered all of our questions. They were clear that this rezoning with this height is needed to achieve the target levels of affordability with the heritage component and the community space.

This is an excellent site for this project, near the arboretum of Mount Pleasant cemetery and the beltline trail for recreation. It is also near several existing senior-focused buildings, whose residents will benefit from the return of SPRINT senior care and the amenity space. The area has a mix of densities, including existing apartments, and the 11 bus provides frequent service to Davisville station.

As we see at many public meetings, there were some residents surprised by the height of the current proposal compared to previous iterations. The Committee must prioritize this project and use all the tools at their disposal, such as the Community Infrastructure and Housing Accelerator or Ministerial Zoning Orders, to ensure that we don't repeat the past - where a single dissenter can appeal to the Ontario Land Tribunal and delay much-needed housing. These delays would add costs that impact project feasibility and affordability levels.

Please adopt the recommended by-law and I look forward to seeing these new homes soon.

Regards,

Colleen Bailey,  
More Neighbours Toronto