

Thaddeus W. Sherlock
8 Thirty First St.
Etobicoke, ON M8W 3E8



**MORE NEIGHBOURS
TORONTO**

Dear Etobicoke-York Community Council,

Re: 2024.EY13.1: 135 Plunkett Road

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 supports City Planning's recommendation to approve the stacked townhome community proposal at 135 Plunkett Rd., as opposed to Cllr. Perruzza's refusal amendment. The amendment and the decision to schedule an in-person only consultation, especially for the site of a long-closed school, invalidates all of the denizens who felt positive sentiment and gave welcoming feedback about the application.

This proposal is well-aligned with the EHON reforms to multiplexes and townhomes and any variances granted via that precedent. The change from 42 single-detached units in the first proposal to 146 stacked townhouse units is strikingly ambitious and financially resilient. We are glad to see a plethora of 2 and 3-bedroom units in communities where people want to be; the urban topology of this proposal relative to North York and nearby Etobicoke North is similar to other townhome communities that already exist in the adjacent municipality of Mississauga.

Being at the juncture and edge of service of several TTC and YRT bus routes, we believe this development would positively contribute to the community's growth, socially and economically, rather than diminish it; populate it with vibrancy rather than letting it decline in numbers.

Sincerely,
Thaddeus W. Sherlock
More Neighbours Toronto