



**MORE NEIGHBOURS
TORONTO**

Dear Members of City Council,

RE: CC23.16 - 49-59 Lawrence Avenue East - Ontario Land Tribunal Hearing - Request for Directions

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 the proposal for a mid-rise apartment with 60 homes at 49-59 Lawrence Ave E. This site is 200 m from Lawrence subway station. Although it falls within the City delineation for the Lawrence Major Transit Station Area, the City elected to leave this Neighbourhood's low-rise land use designation as-is with a 0.5 FSI minimum in its MTSA submission to the province for reasons that remain unclear and that do not seem to align with its housing and climate aims. However, given recent updates to Major Streets through the Expanding Housing Options in Neighbourhoods program, and the upcoming proposals for mid-rise permissions on Avenues, a mid-rise apartment is suitable on this site.

The homes will be upscale but suitable for those looking to downsize or for families. For example, some of the 10,000 employees of Sunnybrook Hospital would have a walkable commute through the park and trails that connect to the ravine system. It is also close to a library branch. At a time when many Apartment Neighbourhoods are seeing 10-storey buildings demolished for new apartments, this proposal will result in minimal displacement and disruption to the neighbourhood while providing new housing options. This is the kind of intensification that the City should be supporting near transit, rather than planning to preserve the prevailing lot patterns and built form unchanged for several more decades.

Regards,
Colleen Bailey,
More Neighbours Toronto