



**MORE NEIGHBOURS
TORONTO**

July 14, 2024

RE: EY15.4 and EY15.5 Letter of Support for Application at 1175 - 1178 Weston Road / 7-17 Locust Road

Dear Committee Chair and Members,

About More Neighbours

More Neighbours Toronto is a volunteer-only organization of housing advocates that believe in building more homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase the 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 both dominates Toronto's politics and has created increased costs and environmental burden for a new generation of aspiring residents.

Position on Official Plan and Zoning By-Law Amendment Application

More Neighbours Toronto recognizes the various staff concerns with the building, but urges the Committee to advance the goals of the Growth Plan by approving the application, with necessary modifications to open space, parkland, and servicing. While staff has raised objections to the proposal over the building height, setbacks and massing, More Neighbours Toronto has consistently taken the position that these requirements (including the Tall Building Guidelines) are excessive and unnecessary, harming the real goal of delivering housing across the city.

The site is appropriate for substantial intensification. It is located within the Mount Dennis Major Transit Area, where substantial government investments in higher order transit is scheduled to take place. Transit access should be maximized by encouraging density. It is also located at the intersection of Weston Road, and Eglinton Avenue West, making it an accessible location for residents. As Toronto faces a housing crisis, it is only appropriate that we maximize transit-oriented development where possible.

Staff have objected to the proposal *inter alia* on the basis that it does not fully comply with the Tall Building Guidelines, has insufficient setbacks, and is located along Weston Road where it is envisaged that there would be predominantly mid-rise buildings. More Neighbours Toronto has consistently taken the position that these requirements are

excessive and harm our ability to address the housing crisis. Desirable living spaces and roadsides can be - and often are - created with tall buildings next to each other that front the street, with density adding to the life and character of the street. These requirements should not be allowed to impose excessive delay on the project, which will increase costs (thereby increasing rents) and reduce / postpone the units that could be available for people to live in.

We urge the Committee to approve the project and work with the applicant on outstanding issues regarding open spaces and utilities servicing.

Yours sincerely,

Hongyu Xiao

More Neighbours Toronto.