



**MORE NEIGHBOURS
TORONTO**

July 14, 2024

RE: EY15.2 Letter of Support for Application at 955 - 975 Weston 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 supports the application for this site, and urges the Committee to follow the staff recommendation for approval. As staff point out, the proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe, and the Official Plan. It is also generally consistent with the City's guidelines.

The proposal represents much-needed and necessary intensification of the site, which is part of the Mount Dennis Protected Major Transit Area supported by the future Mount Dennis Go station. The Picture Mount Dennis Planning Framework Study final report recommended a minimum population and employment target of 160 residents and jobs combined per hectare for this area. It furthers the goals of the Mount Dennis Secondary Plan by providing new residential units and community space, including a new park. While no tall buildings are currently in the area, further development is to be expected as the Mount Dennis station develops.

The proposal is also a significant improvement over the current site, which is currently vacant and home only to demolished warehouses. Preparations and approvals should be made now so that the site can be built when the Go station is opened.

Staff have worked with the applicant over multiple decades (with the first proposal filed in

2005) to resolve issues identified in the review process and create a proposal that meets the needs of the future community and advances Toronto's transit and housing goals. We urge Community Council to approve this project.

Yours sincerely,

Hongyu Xiao

More Neighbours Toronto