



**MORE NEIGHBOURS
TORONTO**

October 21, 2024

RE: EY17.1 Letter of Support for Application at 5359 Dundas Street West

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, they have worked with the applicant to address and resolve the issues identified during the review process. We echo the concerns about the loss of the present medical offices and hope both parties can work towards alternative accommodation for them. It is consistent with the Provincial Policy Statement, the Provincial Planning Statement, and the Etobicoke Centre Secondary Plan.

The proposal represents much-needed and necessary intensification of the site, which is part of the Kipling Transit Hub. It is only 150 meters away from the GO Transit entrance and 350 meters from the TTC subway entrance. It re-introduces a commercial frontage along Dundas Street West and provides much-needed residences into the area. With its proximity to major transit stations, minimal parking will be needed. Consultations have been conducted and impacts on shadow and wind have been studied. We urge the Community Council to approve this project.

Yours sincerely,

Hongyu Xiao

More Neighbours Toronto