



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

RE: NY18.12 - 230 and 240 The Donway West - Official Plan Amendment and Zoning Amendment Application - Decision Report - Approval

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 this Official Plan and Zoning By-law Amendment for NY18.12, 230 and 240 The Donway West. The Donway United Church has been a part of this community for over 60 years and has helped to create a proposal that will be a good community hub, as well as provide 308 new homes for Torontonians and assist with their finances in the future. We are pleased to see an increase from the 271 units initially proposed at the community consultation and a significant percentage of 2- and 3-bedroom units.

Although the Options for Homes model is not the traditional way of creating affordable housing in the City of Toronto, they finance part of the cost of the buildings, lowering the downpayment needed and making homeownership more accessible to Torontonians who would otherwise likely find it out-of-reach in this area. When units are resold, this provides new capital for them to repeat the process and build more below-market housing under this model. This non-profit provider has a long track record of using this repeatable process to make homeownership more attainable.

This infill housing will replace the existing parking lot, moving parking underground. It faces mid-rise apartments to the East and so is in line with the character of the area. In fact, this building will allow apartment residents better access to the existing greenspace through the Duncairn Park trail system, which it is expanding, helping the City to better meet its equity goals, rather than restricting Neighbourhoods to more exclusionary forms of housing. It will be close to the public library and a public school. In addition, it will provide new community space for local residents and replace the existing place of worship.

One reason that this area required a Zoning By-law amendment is that it falls under the old North York Zoning By-law, meaning that land use has not been updated at least since amalgamation. We encourage the City to do a truly comprehensive Official Plan and zoning by-law review, including Neighbourhood areas, so that applications like this might proceed more easily in the future and contribute to the City's new housing options.

Please support this application for Official Plan and Zoning By-law amendments.

Sincerely,

Colleen Bailey,
More Neighbours Toronto