



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH13.3 2444 Eglinton Avenue East - Zoning Amendment - 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 Zoning By-law Amendment for the Housing Now site at 2444 Eglinton Avenue East. As one of the largest co-operative housing sites municipally and provincially, with a total of 612 co-op units/homes and 306 designated affordable units/homes, this project's advancement is essential. Its success is not just about increasing the affordable rental stock in Toronto but also about replenishing it, a critical need in our city.

Co-operative housing provides secure and stable housing, which plays a significant role in increasing resident social inclusion while also enabling residents to become established in neighbourhoods. Further, housing intentionality is imperative, particularly in historically underserved neighbourhoods like Scarborough. This project aligns with the objectives of Toronto's *Official Plan* and the *HousingTO 2020-2030 Action Plan* in delivering an affordable housing, mixed-income, mixed-use, transit-oriented community.

While this project is promising and an excellent step in addressing housing needs, I want to highlight some considerations:

- Ongoing community consultation/engagement through development stages 2 and 3 will be vital to the success of this project and ensuring the needs of residents are met.
- As noted by members of the public during community consultations, due consideration must be given to the eligibility criteria for co-op applications. The application process must be just and transparent to ensure equitable access to these homes.
- The number of co-op units and rent-geared-to-income (RGI) units for this project is a tremendous start, though I look forward to increased sustainable affordable unit ratios in future sites.

Long-term affordable housing, as envisioned through the *Housing Now* program, is critical for Toronto's health and social value. Please adopt the recommended by-law amendment. I look forward to seeing these new homes soon along with thriving residents.

Regards,

Delta Sween,
More Neighbours Toronto