



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE15.3 - 1113-1125 Dundas Street West - Official Plan and Zoning By-law  
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 Official Plan and Zoning By-law Amendment for the site at 1113-1125 Dundas Street West.** This development will provide 94 homes, including 28 affordable rentals, as well as 2 commercial units. This project will offer the City a template to follow for developing affordable housing on other City-owned lands.

Design considerations have been made to accommodate the use of mass timber construction, which provides faster construction timelines, lower embodied carbon, and reduced costs. The proposed density of 10 stories is appropriate for the location and construction method, with the goal of maximizing the amount of delivered homes.

We agree with the decision not to replace the existing 37 Green P spaces with below-grade parking. This site has strong transit connections at the intersection of two major streets, and is near to great local shops, community spaces, and parks. Avoiding below-grade parking allows deeper affordability for the units by reducing construction costs, and also enables the benefits of the mass-timber construction. It also supports the City's TransformTO net-zero 2040 goals.

As one of the five sites identified by the City as most ready for development in a staff report last year, it is encouraging to see this item moving forward. We hope the City will be able to rapidly learn from this Mass Timber Affordable Housing Pilot Project and find opportunities for similar projects on other City-owned land.

Please support the staff recommendations and approve this Official Plan and Zoning By-law Amendment.

Regards,

Callum Moffat,  
More Neighbours Toronto