



**MORE NEIGHBOURS
TORONTO**

Dear Planning & Housing Committee,

**Re: TE17.11 - 2461-2475 Dundas Street West - Zoning By-law Amendment Application
- Decision Report - Refusal**

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 supports the development at 2461-2475 Dundas Street West. We believe this development is in alignment with the city's vision to build inclusive, multi-family housing near major transit stations and encourage transit-oriented communities.

We are disappointed with city staff's recommendation to refuse the application. Staff concerns regarding height, setbacks, shadows, skyview, and transitioning to lower-scale buildings are misplaced, given the housing crisis in Toronto. Addressing these concerns would require creating fewer units and/or smaller units at a time where the city has a severe shortage of housing, particularly family-sized units. With the significant number of transit and cycling developments in the area, we believe it appropriate to welcome more neighbours into the neighbourhood. Refusing the rezoning will exacerbate the housing crisis and create more traffic congestion by forcing people into suburbs. There is significant demand to live in Toronto and especially for neighbourhoods well supported by transit and cycling.

We urge the community council to approve this development and take every opportunity to support a more inclusive and affordable Toronto. A refusal to allow high density development near a subway line, 2 GO stations, and at least 1 high quality bike lane would be a shocking disregard for smart planning and housing action.

Sincerely,

Simon Tran
More Neighbours Toronto