



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE18.8 - 307 Sherbourne Street - Official Plan and Zoning By-law 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 strongly supports this Official Plan and Zoning By-law Amendment.** This application will allow additional student housing very close to two major universities. The site in question has already been approved for a 15 story tower, and the change to an 18 story tower is minor.

It is not reasonable to expect that a downtown neighbourhood in Canada's largest city will not include towers. 18 stories is quite short compared to many of the buildings just a few blocks away on Yonge or within the financial district. Furthermore, additional shading on parks during the summer would be welcome; currently it is difficult to find a shaded place to sit in many parks on hot summer days. Additional shaded areas allow residents who don't have a private outdoor space to enjoy relaxing in nature.

We strongly encourage members of the Community Council to approve this project, and to work with City Planning staff to continue to refine and reform our planning processes and By-laws to make projects like this faster and easier to build in the future. In particular, the following should be considered: (1) revising the net-new shadow policy to allow more shadows - many of our parks lack shaded areas to sit, making them unpleasant on hot and sunny summer days; additional shade would be welcome in many cases; and (2) ensuring that heritage conservation districts are not used to limit the amount of new housing in large areas of the city.

Kind Regards,

Alena Parkinson,  
More Neighbours Toronto