



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE18.1 - 2400-2440 Dundas Street West - 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 strongly supports this Zoning By-law Amendment.** This application will provide 1,214 much-needed housing units. 447 of the units will be purpose-built rental, including 67 affordable rentals. The neighbourhood is well serviced by transit, being located on the line 2 subway, Dundas streetcar, and UPX/GO station at Bloor and Dundas. It is also immediately adjacent to the West Toronto Railpath, which provides convenient access by foot or bike to the Stockyards and is being expanded south to provide access to more neighbourhoods and amenities. There are grocery stores (in fact, the existing grocery store on the site is proposed to remain open during construction until its new location is finished) and parks nearby, and the development will also convey additional parkland to the city.

I personally live about 2 kilometers away at Bloor and Dufferin and am familiar with the area. I think additional housing would be a great fit for this location.

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 Tall Building Guidelines limit the allowable floor plate in projects like this, which has a negative impact on the size and layout of units. Larger floor plates, like those found in 60s and 70s eras apartment towers, should be allowed.

Kind Regards,

Alena Parkinson,  
More Neighbours Toronto