



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE: TE18.2 - 952 King Street West - 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 Zoning By-law Amendment. This application is a great example of transit-oriented-development that will make the best use of the City's existing infrastructure to help it meet its climate goals. It adds 227 units, including 6 affordable units, across the street from the 504 King Streetcar in a walkable and bikeable neighbourhood. It replaces a gas station and includes 50 electric vehicle equipment equipped parking spaces instead.

I personally live about 100 m from the site. This project will add much needed vibrancy to this stretch of King, and will help support a wider diversity of local retail options for me and my family. The removal of the gas station will reduce traffic and make walking in the neighbourhood safer. I don't care at all about the shadow impacts on my home.

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. The application for this project was first submitted in September of 2022. Approval times for projects like this one which are closely aligned with the City's policies should be able to get approval in less than 2 years.

Regards,

Damien Moule,
More Neighbours Toronto