



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

**RE: PH18.1 - 267-275 Merton Street - 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 supports the staff recommendations for approval of this Zoning By-law Amendment at 267-275 Merton St. The City, with the support of Councillor Matlow, have taken an innovative approach, partnering with the owner of the property adjacent to a City-owned site to assemble both lots and transfer to the City, with a plan to lease the land for affordable housing construction. This Zoning By-law Amendment will permit the construction of 494 rental apartments, 30% of them affordable, on City-owned land.

The proposed apartment is in a neighbourhood with a number of other high-rise apartments, many of which are from a time when Toronto permitted apartments on narrower, more residential streets. We should aim to create more such streets, but we should also take advantage of the existing areas that have such welcoming character. The site is a short bus or bike ride from Davisville station and has amenities nearby. This includes the senior-focused community space that will be included at the Housing Now site at 140 Merton.

The site also backs onto the Beltline Trail and has good access to the arboretum in Mount Pleasant cemetery. This amendment will add parkland and a new access point to the trail for new and existing residents. I am a resident to the North of the area and regularly use the Beltline Trail for recreation, as well as travelling through Mount Pleasant to Moore Park Ravine and the Brickworks.

I am pleased that this apartment will give more residents the chance to enjoy these parts of Toronto, including those in need of affordable housing. As I expressed at the Community Meeting, the height and density will support the affordable units. In addition, it is good to see flexibility in the Tall Building Guidelines, allowing a larger floor plate to make good use of the site. We also support staff's assessment that the moving shadows will not impact the park's utility.

This Zoning By-law Amendment will help to achieve the City's goals of building more housing, including below-market and rental housing, in Toronto. We applaud the City and the local Councillor for taking advantage of this opportunity when it arose. Please approve this item to move forward with these homes.

Regards,
Colleen Bailey,
More Neighbours Toronto