



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE19.7 - 1-19 Thelma Avenue - 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 supports this Official Plan and Zoning By-law Amendment. As an organization, we recognize the need to continue to expand housing options in the city, and neighbourhoods near rapid transit are in particularly high demand. We believe that this proposed development represents a very reasonable densification of an identified PMTSA, and is a typology which we strongly advocate for more of across the city's MTSA's and PMTSA's. While this proposed development undoubtedly represents the high end of the "luxury" market, we recognize that there is a role to play in expanding housing stock at all levels of the housing market. We hope that this development can provide a model for other projects throughout the city, occupying a sweet spot in height which is both more economical to build and less disruptive to their local neighbourhoods.

While we support community councils in approving these types of applications when they are proposed, **we urge members to also recognize the benefit in making proactive changes to the city's official plan and by-laws to allow these types of developments to be built by-right.** The time and uncertainty involved in these application processes represents costs which ultimately get passed on to residents, meaning we build less housing than we could and what we do build is more expensive than it needs to be. We hope we can continue our recent progress and help make a future which is easier to live, work, and raise families in as a city.

Sincerely,

Ashlyn Clarry  
More Neighbours Toronto