



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE: TE21.5 - 152-164 Bathurst Street and 623-627 Richmond Street West - Zoning By-law Amendment Application - Decision Report - Approval

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-led 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 Zoning By-law Amendment. This revision to the previously approved application adds 146 new units to this site. Given the ongoing housing shortage in the City, these new units are a much needed addition.

With its proximity to three streetcar lines and a future Ontario Line station, this is a good example of transit-oriented-development that will make the best use of the City's existing infrastructure to help it meet its climate goals. The reduction of parking spaces from 64 to 58 is appropriate in this walkable and bikeable neighbourhood, and will help minimize traffic impacts.

I personally live in the West Queen West neighbourhood and will be happy to have new neighbours joining my community and supporting the vibrant and unique local businesses along Queen, Bathurst, and King which my family and I rely on every day.

We encourage members of the Community Council to approve this project. We note that the proposal recommended for approval has lost 10 storeys from the initial proposal made on May 2, 2024. This is at least in part due to shadow impacts on Queen Street West as part of the objectives of Queen West Heritage Conservation District. We question whether shadows are relevant to heritage conservation and whether they are more important than addressing the ongoing housing crisis.

Regards,

Damien Moule,
More Neighbours Toronto