



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE:TE25.5 - 425 Bloor 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 development will deliver 472 desperately needed housing units in one of Toronto's most transit-rich and walkable neighborhoods. The site sits at the southeast corner of Bloor and Robert Street, literally steps from Spadina Station—one of the city's most important transit interchanges serving both Line 1 Yonge-University and Line 2 Bloor-Danforth, as well as the 510 Spadina streetcar. This extraordinary transit connectivity makes it an ideal location for increased density, allowing hundreds of new residents to live car-free or car-light lifestyles while reducing pressure on our transportation infrastructure.

The 30-storey mixed-use building will include a range of unit types from studios to three-bedrooms, providing housing options for diverse household sizes and incomes. With 798 square metres of ground-floor retail space, the development will maintain the vibrant commercial character of Bloor Street while dramatically increasing the number of people who can live in this amenity-rich area. The site is within walking distance of the University of Toronto, major employment centers, the Royal Ontario Museum, and the countless shops, restaurants, and services of both the Annex and Yorkville neighborhoods, exactly the kind of location where we should be building more homes.

We encourage members of the Community Council to approve this project without delay. The current single-storey Metro grocery store represents a significant underutilization of this prime transit-adjacent land, and the replacement of the Metro at the nearby 350 Bloor Street West

ensures continuity of grocery access for area residents. We urge Council to work with City Planning staff to continue streamlining approval processes for transit-oriented developments like this one, which align perfectly with our climate goals, Complete Streets objectives, and the urgent need to address our housing crisis.

Regards,

Will de la Guardia,
More Neighbours Toronto