



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE:TE25.8 - 15 Toronto Street - Official Plan and Zoning By-law Amendment Applications - 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 create 394 urgently needed housing units, including 13 social housing units, in the very heart of Toronto's Financial District, precisely where we should be building high-density housing. The site at King and Toronto Streets sits directly adjacent to King subway station, one of the busiest transit hubs serving the downtown core. The location is integrated into the PATH network, connecting residents to over 75 buildings, 1,200 shops and services.

This site exemplifies transit-oriented development at its finest, situated within the King Street Transit Priority Corridor where the City has already invested significantly in public realm improvements, expanded cycling infrastructure, and prioritized transit movement. The surrounding neighbourhood features comprehensive cycling facilities including protected bike lanes and Bike Share stations, making car-free living not just possible but practical. The development replaces an 11-storey building with a 56-storey tower, achieving the density necessary to address our housing crisis while respecting the urban context of the Financial District where tall buildings are the established norm.

We urge Council to approve this project and to continue streamlining approval processes for similar high-density, transit-oriented developments that leverage our existing infrastructure investments and help create a more affordable, sustainable Toronto.

Regards,

Will de la Guardia,
More Neighbours Toronto