



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE:TE25.6 - 135 St. Clair Avenue 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 576 desperately needed housing units at the intersection of Avenue Road and St. Clair Avenue West - one of Toronto's most transit-rich locations. Residents will have immediate access to the 512 St. Clair streetcar operating on a dedicated right-of-way at their doorstep, St. Clair subway station just 700 meters east, and multiple bus routes, enabling truly car-free living for hundreds of new households.

The proposal maximizes the value of existing infrastructure investments, particularly the City's significant investment in the St. Clair streetcar's dedicated lanes. The development thoughtfully includes ground-floor retail to maintain street vibrancy and a mid-block connection between Foxbar Road and Avenue Road to improve neighborhood walkability. This project represents an ideal intensification opportunity, replacing an aging 1964 office building whose government tenant lease expires in 2025, without displacing any existing residents.

At 49 storeys, this building represents appropriate density for such a transit-rich location. Cities that successfully address housing affordability build tall near transit and this is exactly where Toronto should concentrate growth. We encourage members of the Community Council to approve this project and to work with City Planning staff to continue identifying similar opportunities for transit-oriented development throughout the city.

Regards,

Will de la Guardia,
More Neighbours Toronto