



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE:TE25.7 - 2323-2329 and 2345 Yonge Street - Official Plan Amendment
Application and 2323-2329 Yonge Street 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 Official Plan and Zoning By-law

Amendment. This development will create 784 desperately needed housing units in one of Toronto's most transit-rich and walkable locations. The site scores an exceptional 97 out of 100 for walkability and 91 for transit access, with the Eglinton subway station just steps away. The Yonge-Eglinton area is precisely where density should be concentrated as it's designated as an Urban Growth Centre with infrastructure designed to support significant intensification, and already exceeded its minimum density target of 400 residents and jobs per hectare back in 2006.

The proposal's inclusion of six affordable rental housing units, while modest, represents a concrete contribution to housing affordability in this high-demand neighbourhood. The flexibility to provide non-residential uses or affordable housing instead of strict office replacement aligns with modern mixed-use planning principles that create vibrant, complete communities. With the Eglinton Crosstown LRT opening soon, this site will become even more connected to employment centers across the city, reducing car dependency and supporting Toronto's climate goals.

We urge Community Council members to approve this project without delay. Toronto faces a severe housing shortage, and every unit matters, especially in locations with existing

infrastructure capacity. We also encourage Council to continue reforming planning processes to make transit-oriented developments like this faster and easier to approve across all neighbourhoods. The city's future depends on maximizing housing near transit, and this project exemplifies exactly the type of development Toronto needs more of.

Regards,

Will de la Guardia,
More Neighbours Toronto