



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

Re: TE27.12 - 170 and 180 Merton Street - Official Plan and Zoning By-law Amendment - 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 the proposed Official Plan and Zoning By-law Amendments for a mixed-use development with 531 dwelling units. Merton Street is home to a wonderful mix of housing, retail and other neighbourhood amenities. This site, a short walk from Davisville subway station and within the protected major transit station area, is a suitable place for new high-rise development. It is also in line with the general intentions for growth in the Yonge-Eglinton Secondary Plan.

We support the City's flexibility on office replacement, enabled by recent Planning and Housing Committee policy changes. This will allow for other non-residential uses that may be more useful to local residents if office space continues to be in lower demand.

New residents will be well-served by June Rowlands Park and Mount Pleasant Cemetery, as well as having access to the Beltline trail. They will also be close to the future Davisville Community Centre.

The proposal is a demonstration of what a "Yes and" approach to consultation can accomplish when supported by the local councillor. The new building integrates the existing heritage building in an innovative manner and the site walking tour should help to mitigate disruption to nearby buildings. We look forward to the new housing benefiting the community and Toronto.

Regards,
Colleen Bailey,
More Neighbours Toronto