



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

Re: TE27.8 - 333 College Street and 303 Augusta Avenue - Official Plan and Zoning By-law Amendment Application - 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 Amendment for a mixed-use student residence.

The University of Toronto is located in the most expensive part of the City of Toronto. The surrounding neighbourhoods have long had apartments in subdivided houses which have served as student housing.

Through the use of Heritage Conservation Districts and Site and Area Specific Policies, these neighbourhoods have increasingly been exempted from the growth which is meant to occur in the Downtown and Waterfront policy area. As housing prices have increased as part of Toronto's ongoing housing crisis the student apartments are increasingly being converted to hopelessly expensive single family homes, and the population of the area has decreased significantly since the 1970s. It is therefore very important to permit the development of new student housing near the University of Toronto, to ensure that students can continue to afford to live near their school and remain in the communities which they have been a part of for nearly 200 years.

We support the amendment to Site and Area Specific Policy 533. This policy for College Street was developed at a time of much less housing supply shortage in the City of Toronto. The densities supported in the policy are no longer sufficient for this area. It is well supported by transportation infrastructure with 3 streetcar lines and has a dedicated cycling track. As the local population decreases, the sewer capacity of the area increases over time. Sound planning should support growth in this area.

We urge the Toronto and East York Community Council to approve this application. We further urge City Council and City Planning to investigate further revisions to Secondary Plans and Site and Area Specific Policies which are outdated and no longer supportive of the needs of the City.

Regards,
Damien Moule,
More Neighbours Toronto