



**MORE NEIGHBOURS
TORONTO**

Dear Planning & Housing Committee,

Re: PH30.2 - Toronto Builds: 970 Kipling Avenue - 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 enthusiastically supports the Toronto Builds proposal at 970 Kipling Avenue, Block 5 of the Bloor-Kipling Block Context Plan. As the other blocks in this plan, formerly under the Housing Now initiative, see continued construction or approval, they underscore the importance of moving dense apartment housing forward, including substantial affordable housing, on public land like the reconfigured Six Points Interchange. The Stella (Block 1) recently hit a milestone of topping off one tower and removing one crane and the new Etobicoke Civic Centre continues to be under construction.

As new housing supply is likely to dwindle as a result of the condominium crash, it is important governments take the helm and continue to construct new multi-unit housing and especially new 2- and 3+-bedroom multi-unit housing, in places where people want to live and close to public transit hubs. Because of that, it is significant that over 50% of units will be two-bedroom and nearly 24% of units will be affordable and rent-controlled at the Provincial Rent Guideline Increase level. 20% of affordable and 15% of market rental units will also be fully accessible/barrier-free. We are glad to see this proposal has come back with more units, having a total of 840 units and each tower being 43 and 28 storeys.

Apartment purchase prices and rents may be lower now, but without ambitious housing construction, they will rise once again to already high 2021-2024 levels and keep affordable housing out of reach for Torontonians and future residents. The site is a few blocks away from

the St. Albans entrance to Kipling Station (TTC) and its bus terminal, with surface-level and underground access to Kipling GO and MiWay's Kipling Transit Hub – connecting three regional transit providers to the site. Overall, we urge the Committee and Council to approve this proposal and continue building affordable housing for people who want to live here.

Sincerely,

Thaddeus W. Sherlock
More Neighbours Toronto