



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto City Council,

RE:SC31.2 - 3718 and 3730 Kingston Road - Zoning By-law Amendment - Decision Report

More Neighbours Toronto opposes SC31.2 as currently amended and calls on City Council to approve the Zoning By-Law amendment as originally recommended by City Staff.

This proposed mixed-use development conforms to the City's Official Plan and is in accordance with the Provincial Planning Statement 2024. Based on the City Staff recommendation, if this application is denied and there is a subsequent appeal to the Ontario Land Tribunal (OLT), it is highly unlikely that the OLT will find in favour of the City. The end result will be expenditure of City money and staff time and further delays to more much-needed housing, 150+ units of which are planned to be 2- and 3-bedroom and significantly above the city's recommended 25% unit mix.

In the city's neighbourhood data, Scarborough Village is also a neighbourhood with ~27% of households in Core Housing Need, with over 23% of households in unsuitable households and 30% of households spending a third or more of their household income on shelter costs. Delaying delivery of housing, especially those of family sized units, would greatly hinder the ability of these households in the neighbourhood to move out of core housing need.

This location, at the NW corner of Scarborough Golf Club Rd and Kingston Rd, is very well served by public transit, with the Eglinton/Kingston RapidTO bus lane providing combined TTC bus frequencies of every 5 minutes during the day, and overnight frequencies of less than 30 minutes. These TTC buses also connect to 2 different GO Train stations just over 2km away which provide frequent, all day service east to Durham Region and west into the city centre. The future Scarborough East Rapid Transit line is anticipated to provide even better rapid transit access and is explicitly linked to servicing higher residential density.

As this proposal is both well-suited and well-situated for a higher-order of residential density, More Neighbours requests that Council approve the necessary Zoning By-Law amendment to enable this project, rather than imposing additional obstacles and delays.

Regards,
Max Cheung, Ward 23 - Scarborough Rouge Resident
More Neighbours Toronto

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.