



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

Re: NY32.4 - 179 and 181 Finch Avenue East - Official Plan Amendment and Zoning Amendment Application - 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 these Official Plan and Zoning By-law Amendments for a 7-storey mixed-use apartment. This 40-unit mid-rise is made up entirely of 2- and 3-bedroom units and is a type of housing that Toronto needs more of to address its housing shortage.

The building is roughly in line with the Major Streets policy, falling under the unit cap but with one extra storey, which accommodates the indoor and outdoor amenity space, as well as a retail space. In fact, this site is on an Avenue despite its current RT zoning; Avenues are intended as growth areas with mid-rise buildings. It is unfortunate that the new residents will have fewer functional windows because of privacy concerns and it is unclear why staff recommend an additional 2.5 m front setback at 4 storeys when the new mid-rise design guidelines do not require additional setbacks until 6 storeys.

Nonetheless, residents will be well-served by the nearby Finch recreational trail and the convenience of nearby Finch station. More Neighbours therefore encourages you to support the staff recommendations and pass the official plan and zoning by-law amendments for this project.

Regards,
Colleen Bailey,
More Neighbours Toronto