



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

RE: NYCC 34.27: 15-25 Poyntz Avenue

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 staff recommendation to approve Item 34.27 (15-25 Poyntz Avenue) at North York Community Council.

The proposed development would be a 48-storey residential building located adjacent to Sheppard-Yonge station with 535 residential units (including 8 residential replacement units to replace those currently present at the location) as well as retail space and parkland dedication. This is at the intersection of two subway lines, with walkable access to all services and amenities in the vibrant downtown of North York. The proposal is in line with provincial legislation for Major Transit Station Areas, and would also be consistent with the current recommended option for the North York at the Centre Secondary Plan currently under development. This would provide much needed housing in a high-demand area, and would be of anticipated higher interest to future residents who do not require cars due to its excellent transit connectivity and local walkability. The building would fit into the existing high-rise landscape already present in the immediate surrounding area. I also support this as a resident of Willowdale, and welcome more neighbours into the community.

Regards,
Harry Keess, Willowdale resident
More Neighbours Toronto