



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

NY34.9 - 1377 Sheppard Avenue West (Downsview West District) - Zoning By-law Amendment - 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 urges you to pass the proposed zoning by-law amendments for 1377 Sheppard Ave W. The amendment will support the creation of over 9000 new dwelling units in an area with subway and GO train connections to downtown, as well as a subway connection to Vaughan. The proposal includes parkland, three child care centres, affordable housing and other community infrastructure.

More Neighbours has been involved in consultations for the area over the last several years and we are pleased that some of our suggestions around building height and urban design guidelines have been included, such as relaxing the tall building guidelines around floorplates. However, there are still several references to minimizing shadows, despite the City's repeated statements that housing is a priority. This will be a new community, largely unimpeded by the concerns of established residents. Toronto should take advantage of this to create a community focused around the new residents, as well as the need for housing (including affordable housing) in Toronto

In addition, the province's announcement for a planned Billy Bishop Airport Expansion – severely lacking detail as it is – throws a great deal of uncertainty regarding the existing development plans for the Port Lands and Quayside, especially with respect to the heights that may be permitted for new large-scale residential developments. The complexity and multi-partite nature of that ongoing discussion means that the timeline for Toronto's generational housing goals may be severely impacted. Downsview remains the largest single-site redevelopment in the city for both planned residents and jobs and is predominantly a partnership between the Federal and Municipal governments, both of whom have indicated strong and ongoing support for this collection of projects

More than that, with federal funding for the [Black Creek sewer](#) and the recent announcement of [\\$1.5 billion through the Canada-Ontario partnership](#), Toronto must demonstrate that it is a reliable partner, able to approve more housing in a timely manner when government partners

commit infrastructure funding. We hope to see that commitment demonstrated through a vote to support these amendments today.

Regards,
Colleen Bailey,
More Neighbours Toronto