



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

NY34.22 - 20 Brentcliffe Road and 100 Vanderhoof Avenue - Official Plan Amendment, Zoning 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 is in support of the Official Plan and Zoning By-law Amendments for 20 Brentcliffe Rd and 100 Vanderhoof Ave. This proposal will have 383 dwelling units, including 6 affordable units. It is within the Laird Major Transit Station Area and has reasonably good access to the Don Valley trail via the Rykert Crescent access to Sunnybrook Park. This proposal also has the potential to increase green space and tree canopy cover in an area that was previously surface parking and low-rise commercial.

Although the height reduction from the initial proposal has reduced the total number of units, the unit mix includes more 2- and 3-bedroom units within this GFA. The reduction in bike parking is unfortunate but the recent cancellation of the long-promised EglintonTO bike lanes does make cycling connections in the area more limited.

We are pleased that the City and the developer were able to come to an agreement for six affordable units. As an Employment Lands conversion, the land value uplift in this area is likely able to support net new affordable unit construction, particularly now that the LRT has finally opened. Any further height reductions or deferrals alter the economics of the affordable housing provision.

It is also unclear why an OPA was needed in addition to the agreement for a restriction on title. Would the City require this in all cases, including cases that don't otherwise need an OPA? This would seem to add unnecessary complexity to applications, increasing application costs and potentially delaying approvals as well as using significant staff time when a title restriction would serve the same purpose.

Regardless, we are pleased to see the increasing density and more neighbours in this area and the growth of a complete community.

Regards,
Colleen Bailey,
More Neighbours Toronto