



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

**NY34.21 - 39, 41 and 43 Wilket Road and 1 Tudor Gate - Zoning By-law 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 Zoning By-law Amendment for 39-43 Wilket Rd and 1 Tudor Gate. This proposal for two six-storey buildings along Bayview near York Mills is in line with the Major Streets policy. Although the area is currently known for large, detached homes, this and several recent mid-rise proposals in the area are a demonstration of the Official Plan principle that all Toronto neighbourhoods should permit a variety of housing options.

With large unit sizes and significant setbacks, these homes are likely to be high end in the near-term. However, they will provide multi-family options long into the future, including 3- and 4-bedroom homes. Proposals like this are also valuable for producing net new housing without the need for significant tenant displacement or disruption on main streets with local retail.

The site is a short bus ride from several large employment sites in the area, including Sunnybrook Hospital, the CNIB, York University's Glendon Campus and the Toronto Rehabilitation Institute.

The area is close to the Canadian Film Centre and significant green space. This proposal is the gentle intensification that was envisioned through the EHON program and that needs to be supported throughout the city. More Neighbours urges you to vote in favour of the ongoing diversification of housing options in Toronto.

Regards,
Colleen Bailey,
More Neighbours Toronto