



Dear Members of the Planning and Housing Committee,

RE: 2025.PH27.5 - 9 Shortt Street - 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 supports PH27.5 to rezone the surface parking lot at 9 Shortt St to allow 458 new market and affordable rental homes. The current parking lot is underused according to City data and the proposed 41 and 6-storey buildings will make better use of this City-owned land.

New housing will support local retail along Eglinton Ave. W and Dufferin St and the new residents will be well-served by the area's existing amenities. The Beltline Trail is accessible for both recreation and as an East-West cycling route; in fact, the proposed POPS will make the trail more accessible for pedestrians coming from Eglinton. In addition, bike lanes are being filled in along Eglinton. While we all await the opening of the Eglinton LRT, which will serve this site, the City has recently made transit improvements for the area with a bus-only left turn lane that has significantly improved access to Eglinton West station, as well as RapidTO bus lanes along Dufferin that can be extended North. This site is also in the Fairbank Protected Major Transit Station Area. This is a good site for new homes and residents.

This project will contribute to Toronto's 2023 pledge to construct at least 285,000 homes by 2031, as well as its commitment for 65,000 of those homes to be affordable, rent-controlled or rent-gearied-to-income. It also meets goals related to sustainability, mixed-income housing and complete communities. We look forward to this Toronto Builds project and encourage you to vote in favour.

Regards,
Colleen Bailey,
More Neighbours Toronto