



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

PH27.2 - Toronto Builds - 1631 and 1641 Queen Street East, and 1080 (Portion) and 1090 Eastern Avenue - Official Plan and 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 supports PH27.2 to rezone and revise the Official Plan to allow 328 new rental homes, many of which will be affordable. This is an excellent example of making better use of City-owned land to create more housing. Much of the existing site is surface parking for a child-care centre. Moving that parking underground, creating a new child-care centre, and adding hundreds of homes is a much more valuable asset to the City and much more useful to the public.

This site is an excellent location to add new housing. These homes will be located close to transit in a walkable neighbourhood. They will also be next to one of the best parks in the City, giving residents access to the excellent beach and lakefront trails. The additional people will be a benefit to the local small businesses along Queen Street East.

It should be noted that while this project is good, it has taken a long time to reach this point. The direction from Council to explore developing this site came in 2020. It should also be noted that despite this site being located on an Avenue, which benefitted from the revised Avenues Policies in the Official Plan, this application still required the time and expense for an Official Plan amendment due to the overlapping layers of policy which prevent housing, in this case a long out-of-date Site and Area Specific Policy.

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-geared-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,
Damien Moule,
More Neighbours Toronto