



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE29.13 - 29-45 Berwick Avenue - Official Plan and Zoning By-law Amendment
Application - Appeal Report**

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only 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 a large residential development at 29-45 Berwick Avenue and urges the City to work constructively with the applicant to resolve outstanding issues as quickly as possible. We acknowledge the staff report identifies legitimate concerns, including transition to the low-rise properties to the south and west, the absence of the north-south mid-block connection identified in the Secondary Plan, unsafe wind conditions at certain building entrances, shadow impacts on Duplex Avenue Park and the proposed Canada Square park, driveway placement, and insufficient setbacks along the Midtown Greenway on Berwick Avenue. These are real issues that need to be resolved, and they should be resolved swiftly through good-faith negotiation.

What is not in question is whether this site can or should support significant density. The site is 210 metres from Eglinton Station, now the interchange between Line 1 and Line 5 Eglinton, which opened last week. This is among the most transit-rich locations in the country. Canada Square, directly to the north and sharing a property line with this site, contemplates five towers ranging from 45 to 65 storeys and a new 4,200 square metre park. At the southeast corner of Yonge and Eglinton, a 65-storey tower is approved at 1 Eglinton Avenue East. The site sits within a delineated Protected Major Transit Station Area where provincial policy directs municipalities to maximize the number of residents within walking distance of rapid transit. With separated cycle tracks on Yonge Street through Midtown and the eglintonTOday complete street project bringing protected cycling infrastructure to Eglinton Avenue, the transportation case for growth here is overwhelming. The current Neighbourhoods designation for a site this close to a

major transit interchange, immediately adjacent to an approved 45-to-65-storey development, does not reflect the reality of this location.

We urge the Toronto and East York Community Council to direct City staff and the City Solicitor to engage with the applicant to negotiate a resolution that addresses the outstanding built form, public realm, servicing, and rental replacement issues and delivers a substantial number of new homes on this site as quickly as possible. Toronto cannot afford to spend public resources opposing housing where the infrastructure to support it already exists and has been paid for.

Regards,

Will de la Guardia,
More Neighbours Toronto