



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**Re: TE29.6 - 509 Parliament 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 the proposed Zoning By-law Amendment.** This application is a good example of a mid-rise development. It replaces a low-rise building in a Mixed Use area in the Downtown and Central Waterfront Area. This is exactly where the Official Plan directs growth.

The building is in a walkable, bikeable neighbourhood, and is very close to the 506 streetcar line. The new residents will support the nearby businesses on the Priority Retail Street, and the retail in the building will be a boon to the residents of the adjacent Cabbagetown-Metcalf Heritage Conservation District.

As noted by staff, the building is consistent with the Mid-Rise Building Design Guidelines. It has a good mix of unit sizes. And it preserves heritage elements despite not being included on the Heritage Register.

As Toronto continues to battle its housing shortage it is important that all the areas designated for growth in the Official Plan, including those that are well organized and well connected, are actually permitted to grow. We strongly encourage the Toronto and East York Community Council to approve this proposed amendment.

Regards,  
Damien Moule,  
More Neighbours Toronto