



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**RE: TE29.12 - 1684, 1698, 1700 and 1702 Queen Street East - Official Plan and Zoning By-law Amendment - Decision Report - Approval**

***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 strongly supports the proposed Official Plan and Zoning By-law Amendment** for a 10-storey mixed-use building with 168 rental dwelling units at the northwest corner of Queen Street East and Kingston Road.

This site sits at one of the best-connected intersections in the east end. The 501 Queen and 503 Kingston Road streetcar lines both stop directly at the front door, providing 10-Minute Network service and direct connections to the King Street Transit Priority Corridor and the downtown financial district. Woodbine Avenue's protected cycle tracks are a short ride north, and the Martin Goodman Trail and Beaches Boardwalk are minutes to the south, offering car-free access to the entire waterfront. The site has sat vacant and fenced off since demolition began in 2021. Approving 168 new rental homes here would turn a long-standing eyesore into housing on a site that the city's transit investments have already prepared for exactly this kind of growth.

City Planning staff have reviewed this application and recommend approval. The proposal is consistent with the Provincial Planning Statement, conforms to the Official Plan, and incorporates the heritage-designated former Imperial Bank of Canada building at 1702 Queen Street East. This is a 10-storey, mixed-use building with ground-floor retail on one of the city's great main streets. It is the kind of development that Queen Street East is able to accommodate and the kind of housing Toronto urgently needs.

We urge the Toronto and East York Community Council to approve this application.

Regards,

Will de la Guardia,  
More Neighbours Toronto