



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**TE31.15 - 419, 421, 423 and 425 Woodbine 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 strongly supports this amendment.** City Planning staff recommend approval, and we agree. This is exactly the kind of site where the city should be building new homes: a consolidation of four deep lots on a Major Street, well served by transit and cycling infrastructure, at the junction of two important corridors.

The site sits at Woodbine Avenue and Kingston Road, directly served by the 92 Woodbine bus connecting to Woodbine Station on Line 2 Bloor-Danforth, the 503 Kingston Road streetcar running downtown, and multiple additional bus routes. Woodbine Avenue has had cycle tracks from O'Connor Drive to Queen Street East since 2017, providing a continuous protected north-south cycling route, and City Council approved the Safer Kingston Road project in December, which will bring new protected cycle tracks to Kingston Road. With 152 bicycle parking spaces and the recommendation to exclude the building from permit parking, this development is designed for the transportation infrastructure that already exists here.

We urge the Toronto and East York Community Council to approve this application. New housing on Major Streets, supported by transit and cycling infrastructure, is sound planning. Council adopted the Major Streets policy in 2024 to enable this kind of growth along transportation corridors, and this proposal delivers 123 new homes in a built form that staff have found appropriate for the context. Toronto needs to build these homes.

Regards,

Will de la Guardia,  
More Neighbours Toronto