



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

**TE31.8 - 1233 Yonge Street and 9 Woodlawn Avenue East - Official Plan and 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 strongly supports this Official Plan and Zoning By-law Amendment for a 47-storey, 730-unit mixed-use building at 1233 Yonge Street and 9 Woodlawn Avenue East, and we are pleased to see City Planning staff recommending approval.

This site sits within the Summerhill Station Protected Major Transit Station Area, 200 metres from a Line 1 subway station that has been serving this neighbourhood since 1954. Provincial policy directs municipalities to maximize the number of residents within walking distance of rapid transit, and a density of 8.0 FSI or more is permitted within this PMTSA. Yonge Street through Midtown is served by separated cycle tracks from Bloor to Davisville, and the 97 Yonge bus provides additional surface transit connections. The height is consistent with the planned and emerging context of the Yonge-St. Clair Secondary Plan and represents exactly the kind of transit-oriented growth this corridor was planned for.

We urge the Toronto and East York Community Council to approve this application. The infrastructure investment at Summerhill Station was made to serve the residents of this neighbourhood, and 730 new homes within a three-minute walk of the subway is exactly how that investment should be leveraged. Toronto cannot solve its housing crisis without building ambitiously in the places where the transit, cycling, and servicing capacity already exists.

Regards,

Will de la Guardia,
More Neighbours Toronto