



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**Re: TE31.2 - 3286, 3290, 3296, 3298, 3300, 3308 and 3316 Dundas Street West - 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.** This development will deliver 191 new rental homes, including 20 three-bedroom and 46 two-bedroom units that meet the Growing Up Guidelines, along with six rental replacement units with tenant return rights. Purpose-built rental housing is exactly what Toronto needs, and a proposal that replaces surface parking and low-rise commercial buildings with nearly 200 homes and ground-floor retail is the kind of growth the Official Plan's Avenues policies were designed to encourage.

The site's transportation context makes it well suited for this level of density. The 40 Junction bus provides frequent all-day service connecting directly to Dundas West Station on Line 2, where residents can transfer to the 505 Dundas streetcar or walk to Bloor GO Station for GO Transit and the UP Express. The Bloor Street West cycle tracks, running east from Runnymede Road, and the Runnymede Road cycle tracks connecting north to the Junction's residential streets, give residents protected cycling access to a network that extends over 15 kilometres across the city.

We urge the Toronto and East York Community Council to approve this application without delay. The Junction's main streets have long been home to a mix of residents and small businesses, and a building that adds rental housing while maintaining retail at grade and improving the public realm along Dundas Street is a welcome addition to the neighbourhood.

Regards,

Will de la Guardia,  
More Neighbours Toronto