



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,

**Re: TE31.4 - 3459 and 3461 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 supports the proposed Zoning By-law Amendment.** This application is a good example of the type of development that should be allowed under the revised Avenues policies.

The development is aligned with the goals of the Official Plan. It will add new residents to support the businesses along Dundas. It will add new retail to help extend the Junction strip further west, giving better options to the existing residents and increase the walkability of the neighbourhood.

The built form meets the intent of the Mid-rise building design guidelines. There are a good mix of units in the building to support people at different stages of life. It meets Toronto's Green Standards and will help support climate friendly car-free living.

We strongly encourage the Toronto and East York Community Council to approve this proposed amendment. We also encourage the Planning and Housing Committee and city staff to continue to work towards as-of-right implementation of the revised Avenues policies so that buildings like this do not require the time and expense of a rezoning application in the future.

Regards,  
Damien Moule,  
More Neighbours Toronto