



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

RE: TE32.14 - 26 to 36 Mountview Avenue and 21 to 29 Oakmount Road - Official Plan and Zoning By-law Amendment - Appeal Report

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 urges the City to work constructively with the applicant to resolve outstanding issues as quickly as possible in order to build much needed construction in our city. We acknowledge the staff report identifies concerns including insufficient setbacks, inadequate transition to adjacent low-rise properties, shadow impacts on Keele Street Public School and Lithuania Park, unsafe pedestrian wind conditions on Mountview Avenue, and the need for a scoped Natural Heritage Impact Study. These are real issues that should be resolved through good-faith negotiation.

What is not in question is whether this site should support significant density. It is within 200 metres of Keele Station on Line 2 and sits within two delineated Protected Major Transit Station Areas. The surrounding area already includes apartment buildings between 12 and 25 storeys, and staff acknowledge that redesignating these lands to Apartment Neighbourhoods is supportable. The proposal would deliver 873 purpose-built rental homes next to a subway station. Engineering review confirms the development would actually reduce the site's contribution to the Mountview Avenue combined sewer.

We urge the Toronto and East York Community Council to direct staff and the City Solicitor to negotiate a resolution that addresses the outstanding issues and delivers new rental homes on this site as quickly as possible.

Kind Regards,

Will de la Guardia
More Neighbours Toronto