



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,  
**TE33.8 - 143, 145 and 147 Main Street - 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 Zoning By-law Amendment.** The proposal would deliver 56 purpose-built rental homes, including replacement of the seven existing rental units, on a site within the Danforth GO Protected Major Transit Station Area. At 38 percent of units that are two-bedroom or larger, this development is comfortably above the Growing Up Guidelines threshold and exactly the kind of family-sized rental supply our city consistently fails to produce.

Few sites in the city are better positioned for this kind of intensification. The property is a 5 minute walk from Danforth GO and 9 minutes from Main Street subway station which is also the 506 streetcar terminus station, in addition to connecting to a plethora of bus lines. Danforth also has separated bike lanes, giving residents a myriad of great options.

The built form responds carefully to its context: the streetwall aligns with the adjacent Main Street buildings and the south face provides an appropriate interface with the public lane and the Main Street Public Library next door. Staff find the proposal consistent with provincial policy, the Official Plan, and the Mid-Rise Building Design Guidelines, and we agree. Continuing to apply 2019-era SASP 577 height limits to a site one block from a subway-GO interchange would be a planning failure. The PMTSA framework exists precisely to correct that mismatch, and this application does exactly what it intends.

We urge the Toronto and East York Community Council to approve this application and to encourage further applications like it across the Main Street and Danforth GO PMTSAs.

Regards,  
Will de la Guardia  
More Neighbours Toronto