



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

Re: TE34.22 - 240 McCaul Street - Official Plan and Zoning 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 supports the proposed Zoning By-law and Official Plan

Amendments. This application supports a charity providing compassionate short-term living accommodations to families facing some of the most difficult moments while their children are receiving care at nearby hospitals.

We agree with staff that the proposed Zoning By-law amendment is consistent with the density envisioned in Chapter 8 of the Official Plan for Major Transit Station Areas. We also agree with the staff evaluation of the proposed Official Plan amendment. The land use designation maps of the Official Plan and the Downtown Secondary Plan are not fixed for all time. The policies of Chapter 2 of the Official Plan emphasize the need for Mixed Use Areas as a key ingredient for the functioning of Downtown. Of course, prioritizing maintaining the Neighbourhoods designation over accommodation for families with children in hospital would have been monstrous regardless of the Official Plan policies, and so we are glad staff made the correct decision.

We strongly encourage the Toronto and East York Community Council to approve these proposed amendments. We also note that the application for this development, which is supporting a desperately needed service, was considered complete 4 years ago. We encourage city staff and City Council to work towards improving development review timelines so that admirable projects like this can be completed more quickly.

Regards,
Damien Moule,
More Neighbours Toronto