



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
**TE34.64 - 262-266 St. George Street - Official Plan and Zoning By-law Amendment
Application - Appeal Report**

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only 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 a residential development at 262-266 St. George Street and urges the City to work constructively with the applicant to resolve outstanding issues as quickly as possible. The staff report identifies legitimate concerns, including built form and transition, heritage conservation, shadow and wind conditions as well as rental replacement units. These are real issues that should be resolved quickly through good-faith negotiation.

However, our city cannot afford delays in intensifying locations like these. The site is roughly 350 metres from Dupont Station on Line 1, and within 570 and 650 metres of St. George and Spadina stations, which connect Line 1 and Line 2, and St. George Street itself carries a dedicated bike lane with Bike Share close by. The site sits within the delineated Dupont Station Protected Major Transit Station Area, where Chapter 8 of the Official Plan directs zoning permitting an FSI of six or more for lands designated Apartment Neighbourhoods within walking distance of a station. The current Neighbourhoods designation, for a site in the Annex within a short walk of three subway stations serving both lines, does not reflect the reality of this location, and the proposed redesignation to Apartment Neighbourhoods is sound planning.

We urge the Toronto and East York Community Council to direct City staff and the City Solicitor to engage with the applicant to negotiate a resolution that addresses the outstanding built form, heritage, servicing, and rental replacement issues and delivers new homes on this site as quickly as possible. Toronto cannot afford to spend public resources opposing housing where the transit to support it already exists.

Regards,
Will de la Guardia,
More Neighbours Toronto