



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
TE34.65 - 2345 Yonge Street - 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 major residential development at 2345 Yonge Street and urges the City to work with the applicant to resolve outstanding issues as quickly as possible. We acknowledge the staff report identifies legitimate concerns, including height, massing and density, shadow and wind conditions, servicing, road widening, and office replacement under Site and Area Specific Policy 16, which requires roughly 25 per cent of the existing office space to be replaced, including a component of affordable rental housing. However this application was submitted in October 2021, and nearly five years is far too long for a proposal of this significance to remain unresolved.

Toronto needs density to tackle the housing crisis and, this site being 180 metres from the entrance to Eglinton Station, the interchange between Line 1 and Line 5 Eglinton, and sitting within the Yonge-Eglinton Protected Major Transit Station Area is an ideal candidate. This is among the most transit-rich locations in the country, and it is exactly where provincial and municipal policy direct the City to maximize the number of residents within walking distance of rapid transit. Two towers on a shared base, with more than 1,300 bicycle parking spaces, is an appropriate response to a site at the heart of a growing high-rise district that is already approving buildings of comparable and greater height.

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, servicing, and office replacement issues and delivers a substantial number of new homes on this site as quickly as possible, rather than a multi-year Tribunal fight.

Regards,
Will de la Guardia,
More Neighbours Toronto