



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
TE34.21 - 191-199 College Street and 74-76 Henry 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 supports this Zoning By-law Amendment. The proposed increase in height here will add 194 units, of which 137 (about 70%) are affordable, within two Protected Major Transit Areas - 500 metres from Queens Park Station and less than a kilometre from St. Patrick Station. It is located near major employment centres, the University of Toronto, and surrounded by amenities including the College Street bike lane, the 506 Streetcar, and multiple groceries and retail within walking distance.

The proposed development will contribute to the street life of College Street, as it includes commercial and retail space along the College Street frontage. It will be surrounded by a planned 60-storey building at 149 College Street and a 57-storey building at 700 University Avenue, and is within an area where growth is directed and tall buildings are anticipated. This development will contribute to meeting Toronto's housing need and help direct residents towards transit and active transportation.

That said, we do note that the building as currently proposed lacks sufficient elevators to properly service the planned number of units. We urge City staff to work with the applicant to approve the elevator mix and improve the residential experience.

We urge the Toronto and East York Community Council to approve this application and to encourage further applications like it in the College and St Patrick MTSAs.

Regards,
Hongyu Xiao
More Neighbours Toronto