



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
TE34.27 - 835-839 Yonge 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 introduces some much-needed density into an area that is covered by no less than three overlapping PMTSAs, including the Bloor-Yonge PMTSA that is at the intersection of two subway lines. This area is also well-served with amenities, retail, grocery stores, and the Yonge Street bike lane.

The current site woefully falls short of the potential of this area, including the goal for this portion of Yonge Street to be a Great Street. Instead of a Canadian Tire and parking lot, this proposal would allow more Torontonians to enjoy the amenities of this neighbourhood and contribute to its character and life. The development also provides a Privately Owned Publicly-Accessible Space, landscaping along the street, and additional retail that can further contribute to community life. With 30% of units being two-bedroom and 10% three-bedroom, this development also makes ample provision for family-sized housing.

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

Regards,
Hongyu Xiao
More Neighbours Toronto