



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,

**Re: TE34.20 - 14 Grange Avenue - Official Plan and Zoning By-law 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 modest residential building in the heart of downtown, less than a kilometre from City Hall.

We are disappointed to see that this application was reduced in height from 6 storeys to 5 storeys. In addition to making the resulting dwelling units more expensive, we don't believe that a reduction in height was consistent with the Official Plan. An increase in height of 2 storeys in the Downtown growth area would have been consistent with the policies outlined in Chapters 1 and 2 of the Official Plan, as well as the Downtown Secondary Plan.

We also would like to note that requiring an Official Plan Amendment to permit a courtyard building, a typology that is both common and beloved in other countries, is not a desirable feature of Toronto's planning process. We hope that updates to the Official Plan can be adopted by City Council that would allow courtyard buildings.

We encourage the Toronto and East York Community Council to approve these proposed amendments. We also encourage the Community Council to work towards making it easier to build apartment buildings like this, not just in Downtown, but throughout the Toronto and East York wards.

Regards,
Damien Moule,
More Neighbours Toronto