



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
**TE34.50 - 34 to 50 Southport Street - Official Plan and Zoning By-law Amendment -
Decision Report - Approval**

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 strongly supports the proposed Official Plan and Zoning By-law Amendment to permit a 32-storey building with 397 residential units at 34 to 50 Southport Street. The question of whether this site should hold tall-building density was settled years ago. In 2012 the City approved a 26 and 29 storey building together with 16 townhouse units on this land, and this application simply replaces those 16 townhouses with a single 32-storey building. This is sensible additional intensification of a site already planned for high-rise housing, and it conforms to the Swansea Secondary Plan.

The site sits within the established Southport and Windermere apartment cluster, a neighbourhood purpose-built for exactly this scale of housing. It is served by streetcar and bus service along The Queensway, with Runnymede and High Park stations on Line 2 a short distance to the north, and it is steps from High Park and the Martin Goodman Trail along the waterfront. Adding 397 homes here directs growth to a place with the built form, transit, and green space to absorb it gracefully, and it does so without disturbing a single low-rise street.

We recognize that City staff have identified sanitary sewer capacity in the Swansea Pumping Station catchment as an outstanding matter, and we support the approach staff have taken, securing this through a holding provision that ties occupancy to the necessary servicing upgrades. That is the responsible way to manage infrastructure, and it is a reason to approve the application with the holding symbol in place, not a reason to reduce the housing. We urge the Toronto and East York Community Council to approve this application, and to continue directing growth to established apartment neighbourhoods like this one.

Regards,
Will de la Guardia,
More Neighbours Toronto