



**MORE NEIGHBOURS  
TORONTO**

Dear Members of Toronto and East York Community Council,  
**TE34.61 - 120 Eglinton Avenue East - Official Plan and Zoning By-law Amendment  
Application - Decision Report - Refusal**

***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 large residential development at 120 Eglinton Avenue East** and urges the City to resolve the outstanding issues with the applicant rather than refuse 555 homes. We acknowledge the staff report identifies real concerns, chief among them that the proposal does not replace the 5,475 square metres of existing office space and so does not meet the Official Plan's mandatory 100 per cent office replacement requirement, along with related matters of tower height, massing, pedestrian wind, and servicing. These are legitimate issues, and they should be resolved swiftly through good-faith negotiation.

What is not in question is whether this site can or should support significant density. The site is 260 metres from Eglinton Station, now the interchange between Line 1 and Line 5 Eglinton, and it sits within the delineated Eglinton Protected Major Transit Station Area, where Chapter 8 of the Official Plan directs zoning permitting an FSI of six or more. This is among the most transit-rich locations in the country, and the proposal responds to it, with 555 homes, 611 bicycle parking spaces, and only eight vehicular spaces, served by the Yonge Street cycle tracks through Midtown and the cycling infrastructure on Eglinton Avenue. The office replacement requirement is exactly the kind of issue that can be negotiated rather than litigated. In this same ward and this same Secondary Plan, Council recently adopted Site and Area Specific Policy 16 at 2345 Yonge Street, requiring roughly 25 per cent office replacement rather than 100 per cent. A comparable resolution here would unlock hundreds of homes at a rapid transit interchange while retaining employment space on the site.

We urge the Toronto and East York Community Council to direct City staff and the City Solicitor to continue working with the applicant to resolve office replacement and built form and to deliver a substantial number of new homes on this site as quickly as possible, rather than refusing the

application outright. Toronto cannot afford to turn away housing directly on a subway and an LRT interchange the public has already built and paid for.

Regards,  
Will de la Guardia,  
More Neighbours Toronto