



December 16th, 2019

Toronto City Council  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

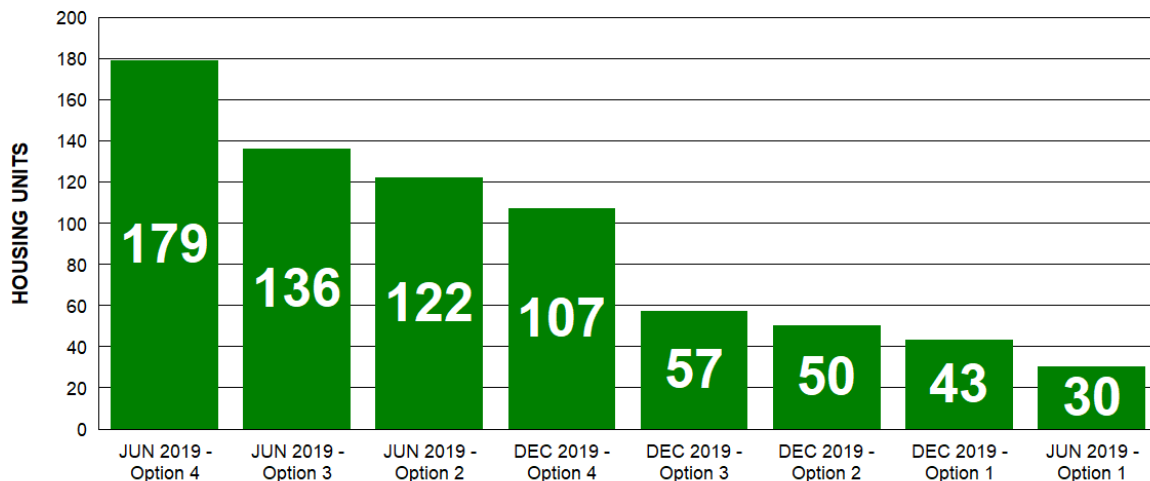
**RE : EX11.6 - Parkdale Hub Project – Feasibility Study**

Members of the Toronto City Council,

Our HousingNowTO.com project volunteers are happy to learn that that the guiding principles of the City's "Housing Now" initiative are to be followed during in the implementation of the proposed Parkdale Hub project. We agree that rapidly developing new Affordable-Housing and Workforce-Housing projects near existing transit services are vital to the future well-being of our City for all Torontonians.

However, we are greatly concerned that between the June 2019 public-meeting on the Parkdale Hub site – and this current Staff Report (Dec. 2019) – the Target-Options for creating new Affordable-Housing units on Queen Street West have been dramatically reduced. In June there were 4 options with a Maximum of **179** new housing-units, the current report has a Maximum of **107** new housing-units – and 3 of the 4 options in the staff report before you now offer less than 60 new housing-units.

**HOUSING UNITS - Parkdale Hub (8 x Options - 2019)**

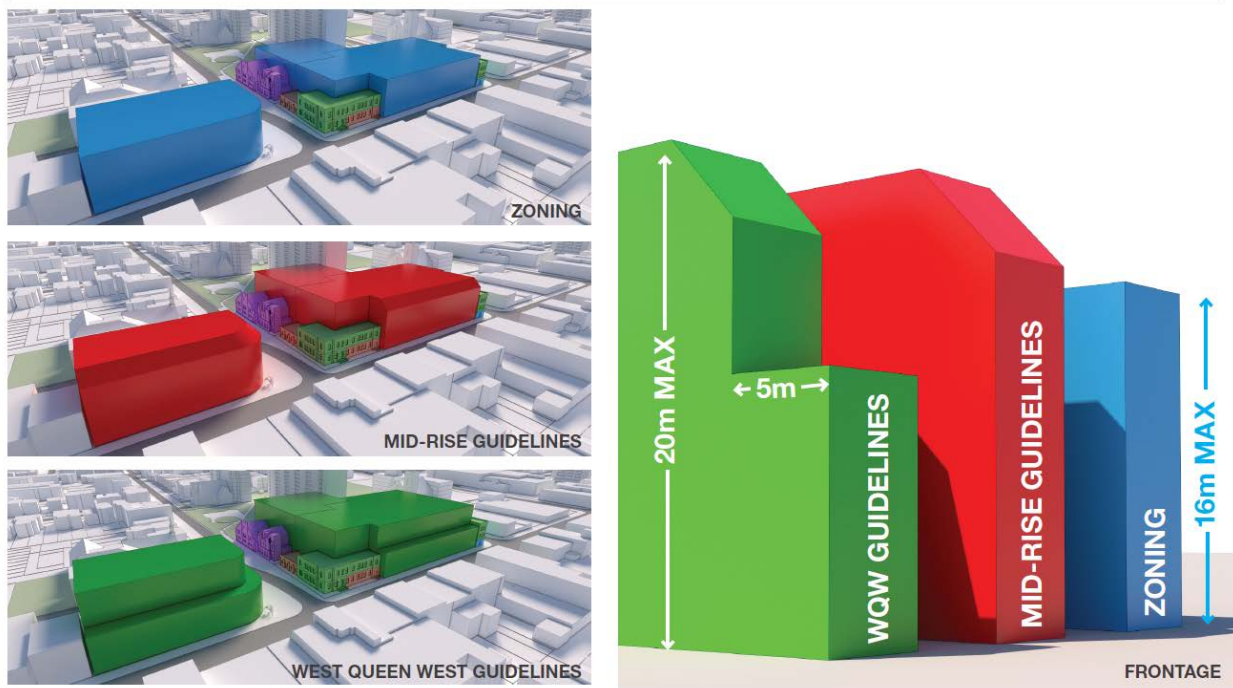


This reduction in Affordable-Housing targets on this Parkdale Hub site is unacceptable, and needs to be strongly challenged with City Staff from CreateTO, the Housing Secretariat – and City Planning – before this Feasibility Study is allowed to proceed.

The staff reduction in the targets for creating new Affordable-Housing units at the Parkdale Hub – are based on the following staff decisions -

1. Since June, the City acquiring the DOLLORAMA lands (1337 - 1347 Queen Street West) has been **DELETED** from the Scenarios for the Parkdale Hub. This makes the frontage/floor-plates much smaller for the potential-redevelopment site, and makes most of the “large-format” (100+ units) Affordable-Housing development options non-viable at a mid-rise built-form.
2. Staff applied proposed "West Queen West" policy for Zoning, Step-Backs & Built-Form on all of the Parkdale Hub options. Limiting height of the development on a TTC 24-Hour streetcar line to a 20 metre (6-storey) maximum, and then requiring an additional 5-meter step-back/shelf at the 3-storey level – functionally removes dozens of potential new from the Affordable-Housing units from the Parkdale Hub site.

### Guideline Envelope Comparison



Before this Parkdale Hub Feasibility Study proceeds, City Staff need to be given clear and unequivocal direction by City Council, that it is their responsibility to ensure that in 2020 all civic-renewal proposals “**Maximize the creation of new affordable-housing opportunities on city-owned lands near existing-transit**”. Defining housing-priority is needed to reach the Mayor’s promise of 40,000 new units by 2031.

Yours,

Mark J. Richardson  
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