

**From:** [Heather Tremain](#)  
**To:** [Executive Committee](#)  
**Cc:** [MM McMahon](#)  
**Subject:** Executive Committee Item 6.1 June 6 2019  
**Date:** June 6, 2019 10:36:04 AM

---

Executive Committee City of Toronto,

Toronto is a city that is growing quickly, with more construction cranes than any other city in North America for two years running. But most of those condos are unaffordable for Torontonians.

As we are all well aware there is a severe shortage in this city of affordable housing and of purpose-built rentals. In the last decade alone, 76,000 housing units were built, of which only 2,400 were purpose-built rentals.

To exacerbate the challenge, Toronto's growth is only accelerating, with more than 1 million additional people projected to move here in the next 20 years. It is great for the city but Toronto needs to adapt to accommodate for this growth.

To help address emerging housing challenges in Toronto, Sidewalk Labs would ensure development on the eastern waterfront focuses on three core principles:

- o Accelerate projects and reduce risk in construction by using technology and innovations, like the use of the emerging building materials and off-site factory construction of the buildings. All the buildings will be built out of timber. The whole construction industry will benefit from this investment in innovation.
- o Create adaptable spaces that can help residents and business owners change their spaces easily to reflect their developing needs. Imagine a world where you can start small and grow the unit as the family grows. Again - this testing will be valuable to the whole housing sector and will have cascading effects.
- o Grow affordable housing supply by building half of its development as purpose-built rentals and committing to 40% below market. This is unprecedented as an offering to the city.

These innovations proposed by Sidewalk would address the housing shortage, create thousands of construction jobs, and put Ontario as a world-leader in the mass-timber industry, which is growing rapidly across the globe.

This project deserves a fulsome review and stakeholder process to assess the benefits that can accrue to the City both through the development itself as well as wider implications and contribution to the housing and development sector.

Sincerely,

Heather Tremain  
CEO  
Options for Homes