



June 24, 2021

Planning and Housing Committee- City of Toronto
100 Queen Street West
Toronto ON (e-mail: phc@toronto.ca)

Re: PH25.3 Housing Now – 405 Sherbourne St – Zoning Amendment

We are writing in support of the proposal by the City of Toronto to rezone 405 Sherbourne St. to permit the construction of a 26-storey apartment building on the Green P parking lot at that site. We understand that it will be leased for 99 years to a non-profit housing provider, and that 33% to 50% of the 267 new apartments will operate as affordable housing. 405 Sherbourne St. is an ideal location for a housing co-op, as it would provide much-needed affordable housing in a vibrant and easily accessible location.

Saint Nicholas Housing Co-op is a long-time member of the Co-operative Housing Federation of Toronto (CHFT), and we understand that Naismith Housing Co-op is considering submitting a proposal to develop the project with support from CHFT and the Co-operative Housing Federation of Canada. We would strongly support their involvement in this project. Naismith Co-op has a proven track record as a valuable partner with the city in furthering our mutual goal of providing more affordable housing for the residents of downtown Toronto.

As a provider of affordable housing in the Ward 13-Toronto Centre neighbourhood for 35 years, St. Nicholas Co-op is keenly aware of the housing crisis which these new units will help to address. We want to thank Councillor Wong-Tam and City Planning for their vision in pushing for the development of affordable housing at 405 Sherbourne Street.

We strongly urge the Committee to rezone 405 Sherbourne Street and continue the city's commitment to providing much-needed affordable housing for its residents.

Yours truly,

Dawn Obokata-President
on behalf of Saint Nicholas Housing Cooperative

cc: Councillor Kristin Wong-Tam councillor_wongtam@toronto.ca
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