

Gooderham & Worts Neighbourhood Association



City of Toronto Affordable Housing Committee

Meeting of 20 September, 2017 Agenda item AH 8.4

Madame chair and councillors,

Thank you for this opportunity to speak. The Gooderham & Worts Neighbourhood Association represents residents of the Distillery Historic District and the West Don Lands sites you are considering are in our backyard. We say, Yes. We are delighted that our neighbourhood will be developed in this way and congratulate all at the City and the Province who have made it happen.

In addition to asking you to support the recommendations of the staff report, we would like to ask that more emphasis be put on these few points.

1. The report mentions community consultation in passing on p. 6. We ask that there be a stronger commitment to this and that our association in particular be consulted as criteria for evaluating proposals are developed, consulted through design and planning, and that our members be regularly informed as development progresses. We have had a long and fruitful relationship with Waterfront Toronto on nearly all of its projects which has created a welcoming community for new residents.

2. We welcome the commitment to honour the existing West Don Lands precinct plan. In view of the size of the two WDL parcels, developers should be required to provide public benefits such as daycare, public open space, courtyards or pocket parks with abundant trees and other planting and access to affordable groceries.

A further public benefit which we would like to see mandatory is to work with the Waterfront Toronto Employment Initiative (WTEI) on hirings during site preparation, construction and ongoing management and maintenance of the buildings.

3. We would like to see a higher standard of sustainability than LEED gold with maximum emphasis in minimising energy needs both for environmental reasons and for the long-term affordability of the buildings.

4. We rejoice that the inclusion of family-sized units is mandatory. We suggest that these be concentrated in the West Don Lands where a school site is designated and a park is near by. Grenville-Grosvenor offers less amenity for families. We also welcome the commitment to take families and individuals off the City's shamefully-long waiting list for affordable housing.

5. We welcome that the land will remain in public ownership with developers holding long leases and we regret that this hasn't been the case for all waterfront sites.

6. We look forward to many more announcements of this kind in the near future.

Julie Beddoes

on behalf of Gooderham & Worts NA