



**The Parkdale Activity-Recreation Centre:**  
**"A community where people rebuild their lives."**

1499 Queen Street West  
Toronto, ON M6R 1A3  
Phone: (416) 537-2262  
Fax: (416) 537-4159

[www.parc.on.ca](http://www.parc.on.ca)

Registered Charity: 129678231RR0001

---

Tuesday November 7, 2017

**Subject:** My comments for 2017.TE28.5 on November 14, 2017 Toronto and East York City Council

To the City Clerk:

Please add my comments to the agenda for the November 14, 2017 Toronto and East York Community Council meeting on item 2017.TE28.5, 1182 King Street West and 1221 King Street West -Zoning Amendment Application - Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Hello,

The Parkdale Activity Recreation Centre works with adults, called members, on individual issues of poverty, mental health, addictions, homelessness and food security. Members access services and develop relationships with our staff and one another through four core areas of operation: a drop-in centre, an employment program, an outreach program and supportive housing. The idea of PARC was born in 1977 when a group of volunteers observed the large number of adults living in Parkdale rooming houses and boarding homes. Many were survivors of the psychiatric system, had little money, few family contacts and no real place to go and connect with peers.

Within a shifting urban landscape, PARC also acts as a hub and meeting place for various agencies, enterprises and partners who strive to create lasting social change in Parkdale and beyond.

As the Executive Director, I am writing to express my objection to the 1182-1221 King St W Rezoning Application by Lifetime Developments as it stands. Community members have voiced significant concerns about the impact that the 703-unit luxury condo development will have on the neighbourhood. These concerns include:

- Lack of affordable housing and affordable commercial space
  - Excessive height and density in an over-capacity transit corridor
  - Impact on neighbourhood affordability, diversity, equity, and inclusion
-

For the past three public meetings, Parkdale residents and workers have made it loud and clear that the development exceed what is allowable, does not address local needs, and will have a negative ripple effect on the surrounding neighbourhood affordability. When you consider the demographics of the Neighbourhood Improvement Area of South Parkdale - 90% renters and 32% living on low income - the pressures for displacement are significant. Yet throughout the consultation process, and the development process more broadly, it has become evident that local community needs are not a priority.

The lack of transparency in this Section 37 agreement further raises concerns about how this community benefit has been quantified and negotiated for the neighbourhood. A \$2.1 million settlement in Section 37 funds does not represent a significant agreement for community benefits based on the scale of this development, and in comparison to the well-documented needs of this community. As you are aware, there are over 30 community-based organizations that are working collaboratively towards a Community Benefits Framework for the neighbourhood. I value that you have prioritized affordable rental housing, as has been identified as a top priority through community planning activities. That being said, it is disheartening to see that you have not consulted community groups. There needs to be more transparency and more community partnership at the decision-making level for land-use planning of this scale.

In lieu of a transparent process to discuss what a fair agreement might look like, I recommend that you consider the following alternative options:

- **105 affordable residential units with at least 35 units set as deeply affordable, or \$16.8 million cash-in-lieu in Section 37 funds.**
- **Two affordable commercial units for locally-serving businesses**
- **A commitment to inclusive local hiring for 10% of the total work hours for trade**

With the City of Toronto preparing to introduce policy for Inclusionary Zoning, now is the time to set a precedent in Parkdale. Inclusionary Zoning would require developments exceeding 20-60 units to set at least 10% of new units as affordable, or the equivalent of the Ground Floor Area as the set-aside rate. As a Neighbourhood Improvement Area, we should demand a minimum of 15% affordable units in Parkdale, with at least a third set aside as deeply affordable units at shelter allowance rates. At 1182-1221 King St W., this would translate to 105 affordable units, with at least 35 units set as deeply affordable. Alternatively, the City could negotiate a Section 37 for the equivalent of 105 units at \$160,000, which would come to \$16.8 million cash-in-lieu. The current Section 37 proposal of \$1.9 million for affordable rental housing represents only 11% of what we should expect as a bare minimum.

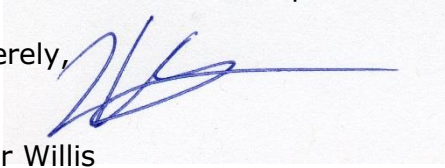
Likewise, numerous local businesses are being priced out of the local neighbourhood due to increasing lease and tax rates. The closure of locally-serving, long-term businesses has led to the loss of culturally-relevant and accessible goods and services. The City is currently exploring tax incentives for property owners who lease commercial units to small businesses at an affordable rate. In Parkdale, an affordable rate would range from \$20-\$25 per square foot. At 1182-1221 King St W., at least one unit in each building should provide affordable commercial space for local businesses.

Finally, we would like to see the developer commit to generating inclusive local employment through partnerships with pre-employment apprenticeship programs and early career placements for residents who come through a local hiring program. At 1182-1221 King St W., at least 10% of all trade hours should go towards apprentices or workers from local equity-seeking groups.

---

Until Lifetime Development creates a proposal that accounts for these local needs, I will not support this application. I call upon the City Planning Office and the Ward 14 Councillor's Office to reconsider this proposal and re-negotiate any potential community benefits from a just and progressive planning perspective. Let's continue to work together towards more equitable development in this neighbourhood.

Sincerely,

A handwritten signature in blue ink, appearing to be 'V. Willis', with a long horizontal line extending to the right.

Victor Willis  
Executive Director  
PARC