



PA10.4.2 HousingNowTO.com

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November 25th, 2019

Toronto Parking Authority Board
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PA10.4 - Property Transaction/Parking Development at Municipal Car Park 282, 838 Broadview Avenue

Chair & Members of the Toronto Parking Authority Board,

After our mid-summer concerns about the Toronto Parking Authority's plans to "tear-down" existing-housing for a new surface-parking lot at 2204-2212 Eglinton Avenue West, the volunteers from our **HousingNowTO** civic-tech and open-data project – are encouraged to see your new TPA board moving forward with turning the TPA's \$3.25-million purchase (2016) of the lands at **838 Broadview Avenue** into a new mixed-use development site that includes new Affordable-Housing units near existing TTC subway services.

We are happy to support this Broadview co-development project, but would offer the following practical suggestions to ensure that this new model is easily repeated on other TPA transit-oriented lands -

1. Ensure that the City has truly "maximized" the Affordable-Housing Opportunities on this prime site. Currently planned for 8-storeys w/ 16 Affordable-Units. How many additional Affordable-Housing units could be obtained for the City if this co-development was allowed to build at 10-12 storey building on this 838 Broadview site instead of the current 8-storeys..?
2. Accelerate redeveloping your TPA land-holdings related to **2204-2212 Eglinton Avenue West** (Eglinton / Caledonia) into housing using a similar co-development model that creates new Parking, Housing – and new Affordable-Housing units.
3. Accelerate redeveloping your TPA land-holdings related to **242 Danforth Avenue** (Danforth / Playter) from the TPA's \$2.6-million purchase (2015) into Housing using a similar co-development model that creates new Parking, Housing – and new Affordable-Housing units.

These Broadview plans are a good first-step – and therefore should become an easily-repeatable template for your board to leverage when rapidly creating new affordable-housing developments on city-owned TPA surface parking-lots near high-order transit as part of Mayor Tory's affordable-housing targets.

Yours,

Mark J. Richardson
Technical Lead – **HousingNowTO.com**

CC – Mayor Tory, Councillor Fletcher