



方卓怡 市議員 **Paula FLETCHER**

Councillor Toronto-Danforth

Ward 14

Oct 8, 2019

Deputy Mayor Ana Bailao, Chair
Housing and Planning Committee
City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Re: Affordable Housing Opportunities

Dear Chair and Members,

I am deeply concerned that many of my residents are being displaced or priced out of the rental market because of development pressures and renovations. Too often, they are being forced to move further away from the services that we have all worked so hard to provide. And worse, the inclusive community they have created with bonds of friendship and mutual support is fracturing.

There are many co-ops and other great non-profit housing developers, like WoodGreen, who have led on the building of affordable housing in Toronto's east end. However, with land prices and development pressures, the sites which have been available and affordable in the past have pretty well dried up.

There is strong support for the building of more affordable housing in Toronto. I would like to have your support for a creative approach that has worked successfully to house the Red Door Shelter within the Harhay Condominium on Queen East and to look for opportunities to replicate this in Ward 14.

The Harhay/Red Door project has demonstrated that a development can maintain and enhance the community and that built form can be effectively used for social purpose. The shelter space which is being built by the developer will be owned by the city and was secured with a contribution of funds from the city as well as a city initiated OPA amendment to add an extra floor for this purpose and for this purpose only.

I believe it is time for the city to build on the successful innovation demonstrated in developing the Red Door family shelter. In this regard there are opportunities where proactive planning policies combined with the City's Open Door Program can support achieving much needed new affordable rental housing. Such an approach would go a long way in meeting Ward 14 resident's strong desire to protect the diverse and inclusive communities they have built in the face of relentless development pressures would be respected.

I am requesting your support for the following:

Recommendations

1. The Planning and Housing Committee request the Executive Director, Housing Secretariat and the Chief Planner and Executive Director, City Planning to report back on December 10, 2019 on opportunities to secure new affordable rental housing within proposed developments, and consider options such as:
 - a. the provision of city financial and funding incentives through the City's Open Door Program, including the lease or sale of City property;
 - b. the use of an OPA where appropriate for a city building purpose; and
 - c. provide greater focus on the provision of affordable rental housing in future planning studies.

Thank you for your consideration.

Sincerely,

Paula Fletcher
City Councillor – Ward 14
Toronto Danforth

