

AIRD BERLIS

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BY EMAIL

Our File No. 142185

Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms. Martins:

**Re: Planning and Housing Committee, Item No. PH5.3
Creating Affordable Rental Homes at the West Don Lands and 27
Grosvenor/26 Grenville Streets – Update**

We act on behalf of Choice Grosvenor/Grenville Inc. and Grosvenor/Grenville Greenwin Inc., the registered owners of the property municipally known as 27 Grosvenor Street and 26 Grenville Street (the "Site"). On March 19, 2019, our clients filed an application for a zoning by-law amendment with respect to the Site in order to permit a two-tower mixed use development which includes retail, a daycare and both market and affordable rental housing. A total of 844 new residential purpose built rental units are proposed, of which 257 (over 30%) will be affordable rental units (the "Development"). Our clients' application is filed as part of the Provincial Affordable Housing Lands Program, an initiative of the Province's Fair Housing Plan, and with the support of the City's Open Door Affordable Housing Program.

We have recently had the opportunity to review the report of Sean Gadon, Director, Affordable Housing Office dated April 12, 2019 (the "Report") which is to be considered by the Planning and Housing Committee at its meeting on April 30, 2019. The Report recommends that City Council, as part of the Open Door Program, allocate additional financial incentives to support the creation of up to 80 additional affordable rental units at three development sites, one of which includes the Site. The recommendation of 80 additional affordable rental units is in addition to the approved 600 affordable rental dwelling units previously approved by Council to receive Open Door incentives. Of the 80 additional affordable rental dwelling units being recommended for financial incentives, 47 will form part of the Development.

We are writing on behalf of our clients to confirm their support of staff's recommendations as provided for in the Report.

Yours truly,

AIRD & BERLIS LLP



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