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Joe Cressy 周凱捷

City Councillor | Ward 10, Spadina-Fort York

July 16, 2020

CreateTO Board of Directors

Re: RA14.6 Opportunity to Create New City Park at 105 Spadina Avenue and 363 Adelaide Street West

Board Members,

I am writing in support of recommendations by the Chief Executive Officer of CreateTO to leverage the value of the City-owned surface parking lots at 105 Spadina Avenue and 363 Adelaide Street West in the rapidly growing King-Spadina neighbourhood to secure a new 1,000 square metre public park, as well as funds to create approximately 25-30 new affordable housing units. This is an important city-building opportunity that I have been working to advance for many years.

The success of downtown Toronto impacts our whole city. The downtown area currently produces 51% of city's GDP and 25% of tax base, and contains 33% of jobs, 38% of residential development, and 40% of commercial development in Toronto. It is vitally important that we ensure our downtown communities are vibrant, liveable, and sustainable.

The City's new Downtown Secondary Plan has identified significant needs for additional community infrastructure to keep pace with population growth. The King-Spadina neighbourhood, where these parking lots are located, has been one of the fastest-growing areas. Bounded by Queen Street, University Avenue, Front Street, and Bathurst Street, it has grown from a residential population of only 945 residents in 1996 to an estimated population of 22,000 in 2018. Based on the development pipeline, an additional 30,000 residents could move to the area in the coming years. This community is also home to an estimated 46,000 jobs (2018) and many additional students and visitors each day.

I have been working with City staff since 2015 to find a way to make better use of these public lands, and I have been supporting ongoing conversations with the adjacent property owners, City Planning, Parks, Forestry and Recreation, and CreateTO since 2016. I hosted a pre-application public consultation meeting in March of 2017, attended by many area residents and businesses. The proposed 1,000 square metre public park will be the first new park of its size in the densest part of the neighbourhood since the area began to grow more than 20 years ago.

In addition, I am very pleased to see Recommendation 6, for CreateTO staff to report back to the Board in fall 2020 with a development plan for 15 Dension Avenue, near Queen Street West and Augusta Avenue. This could be the destination for the affordable housing funds unlocked at 105 Spadina Avenue. In 2018, I brought a Member Motion to City Council that directed City staff to explore affordable housing and cultural animation

opportunities for 15 Denison Avenue, as an independent and/or joint development opportunity, and to report back with a conceptual design and feasibility plan. I continue to strongly support this direction and look forward to working with you on a project that builds much-needed affordable housing, supports our city's creative economy, and contributes to the vibrancy of Queen Street West.

I respectfully recommend that the Board adopt the Chief Executive Officer of CreateTO's recommendations in order to advance this important work.

Sincerely,
Joe

A handwritten signature in black ink, appearing to read 'Joe Cressy', with a long, sweeping underline.

Councillor Joe Cressy
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