



October 18, 2020

The Planning and Housing Committee
Attention: Deputy Mayor Ana Bailao
Chair Housing and Planning Committee

Dear Chair and Committee Members:

Re: 1117-1119 Gerrard Street East

In March 2017, City Council requested the Director, Affordable Housing Office to negotiate the terms and conditions of federal/provincial financial assistance and City incentives to WoodGreen Community Housing Inc. ("WoodGreen") for the redevelopment of 1117 and 1119 Gerrard Street East. Through this process, a total of \$5.4 million in federal/provincial funding was approved to support the addition of 36 new affordable rental homes for seniors, with rents not to exceed 80% Average Market Rent (AMR). In March 2018, City Council also authorized property tax exemptions for the new affordable rental homes.

It has come to my attention that due to increases in construction costs and other factors beyond WoodGreen's control, additional funding may be needed to support completion of this project in 2020. The completion of this project is critical especially at this time due to the need to provide safe, secure and affordable homes for low-and-moderate-income seniors. As the COVID-19 pandemic has shown, seniors have been disproportionately impacted by the health crisis and more housing options to help seniors age in place is urgently needed.

Based on the above, I request the Committee support for the following recommendation:

The Planning and Housing Committee requests that:

1. The Executive Director, Housing Secretariat report directly to the October 27 and 28, 2020 meeting of City Council and provide an update on the affordable rental housing project at 1117-1119 Gerrard Street East, including details of the additional funding needed for the project and a recommended source of funds.

Sincerely,

Paula Fletcher
City Councillor
Ward 14, Toronto – Danforth