



Date: September 21, 2020

Planning & Housing Committee City of Toronto
100 Queen Street West Toronto, ON M5H 2N2
RE : PH 16.2. - Christie's Planning Study

Attention: Chair & Members of the Planning & Housing Committee,

LAMP Community Health Centre is dedicated to ensuring the health needs of the Etobicoke communities we serve are met, with a foundational principle in our work being a commitment to health equity. The global COVID-19 pandemic has highlighted the disproportionate challenges vulnerable people in our communities face as a result of barriers to accessing equitable care and support. Housing and shelter are key determinants of health that impact a person's overall health and wellbeing. That is why we are submitting this letter to seize the opportunity to advocate for the inclusion of affordable mixed housing in the first two phases of the proposed Christie site development.

Some key points:

1. This 28-Acre site presents a once-in-a-generation opportunity for the City to include a new, significant solution to address the affordable-housing needs in South Etobicoke.
2. The affordable housing provisions agreed to in 2019's Site and Area Specific Policy (SASP) are too low to significantly impact the affordable housing crisis in Etobicoke today, or help the City to meet its 2030 affordable-housing targets. However, given the three scenarios in the report – the permanent conveyance of Land or Units to the City is preferred to any option that carries a period of affordability of only 20 years.
3. The majority of the affordable-housing commitments via the permanent conveyance of Land or Units to the City by First Capital Realty should be placed into the Phase 1 & Phase 2 development blocks along Park Lawn Road, to ensure they are developed and delivered within this decade.
4. The City's Housing Secretariat and CMHC should be actively-engaged with First Capital Realty in 2020/2021 to define a specific affordable housing target and delivery scope in the Phase 1 & Phase 2 development blocks.



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LAMP Community Health Centre

"Building a Healthy Community"



On Behalf of LAMP Community Health Centre we hope that you will help us to respond to the escalating affordable housing needs of the residents in our community during these unprecedented times. Thank you for your consideration.

Your partner in achieving community health and well-being,

Keddone Dias
Executive Director
LAMP Community Health Centre



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