

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 - City-Initiated Proposed Secondary Plan and Zoning By-law and Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for 2150 and 2194 Lake Shore Boulevard West and 23 Park Lawn Road - Status Report

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

As a group of residents, agencies, and families living in Etobicoke Toronto, we at Lakeshore Affordable Housing Advocacy and Action Group (LAHAAG) have come together to support our neighbourhoods to locate, protect and develop safe, secure, affordable housing.

The 28 acre Christie site will change the face of South Etobicoke and the Lakeshore forever and the question is who will it help? With over 7,000 units the city has a chance to address the affordable housing needs of Torontonians. How will the city responds to the new restrictions of living brought on by Covid-19? Will the units be large enough to both work from home and raise a family? How many units will be affordable or deeply affordable?

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 it's 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 only a 20-year period of affordability.

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.

The City's Housing Secretariat and CMHC should be actively engaged with First Capital Realty in 2020/2021 to define a specific affordable-housing delivery scope in the Phase 1 & Phase 2 development blocks. Toronto cannot wait any longer for affordable housing.

Regards,
Kate O'Neill
For the Directors of LAHAAG