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September 21st, 2020

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH16.2 - Christie's Planning Study for 2150 & 2194 Lake Shore Boulevard West & 23 Park Lawn Road

Chair & Members of the Planning & Housing Committee,

Our volunteers at **HousingNowTO.com** welcome this submission from First Capital and Canada Pension Plan Investment Board (CPPIB) to redevelop the 28-acres of Transit-Adjacent lands at the Christie's site in South Etobicoke over the next 20-25 years (to 2045).

Like the large Downsview site in North York, this Christie's site is an excellent opportunity for the City work with stakeholders and inter-governmental partners to maximize the potential affordable-housing units that can be realized as part of the redevelopment via the negotiated mechanisms that are detailed below -

	Specific affordable housing mechanisms from Site and Area Specific Policy (SASP)	Affordable Unit-Count (*Approx)	Affordable Housing Value	Responsibility carried by the City
1	The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area.	1,428	High Value	High Responsibility
2	The provision of 10% of residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years.	714	Low Value	Low Responsibility
3	The conveyance to the City of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units.	354	Medium Value	Low Responsibility

Clearly, the conveyance of land to the City (approx. 5-acres) has the highest-value in terms of the potential affordable-housing units that could be delivered on the Christie lands. However, it also places the highest responsibility for delivery upon the City. In that "land-alone" scenario it would then become incumbent upon the City and other levels of Government to secure approx. **\$550-Million** to actually develop and construct those 1,400+ affordable-homes. This might be done by placing conveyed lands directly into the "Housing Now" process, and engaging with CMHC's ever expanding National Housing Strategy programs.

We also agree with LAMP and other local affordable-housing proponents in South Etobicoke that the City should work to ensure that a high-percentage of the overall affordable-housing commitments agreed to in the SASP be delivered in Phase 1 and Phase 2 locations (as detailed in the attached image on page 3), to ensure that a considerable-number of new affordable-housing units are delivered on these Christie lands within the term of the City's [HousingTO 2020-2030 program](#).

The COVID-19 crisis has shown us all just how wide the opportunity and housing gaps are in Toronto in 2020, and we would encourage the City of Toronto, First Capital and Canada Pension Plan Investment Board (CPPIB) to focus their efforts to ensure that creating new affordable-housing at speed and at scale in South Etobicoke is a core-concept within the redevelopment-vision on these Christie lands thru 2045.

Yours,

A handwritten signature in black ink, appearing to read 'Mark J. Richardson', with a horizontal line underneath.

Mark J. Richardson
Technical Lead – [HousingNowTO.com](#)

CC – Mayor Tory, Councillor Grimes

PH16.2 - Christie's Planning Study (Phase 1 & Phase 2) – Identify Affordable-Housing Opportunities

