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March 11, 2020

Toronto & East York Community Council
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : TE14.33 - 1555-1575 Queen Street East - Official Plan and Zoning Amendment (TCHC Don Summerville)

Chair & Members of the Toronto & East York Community Council,

Volunteers from our HousingNowTO.com civic-tech and open-data project attended both of the project open-houses for the proposed revitalization of the TCHC Don Summerville site held at S.H. Armstrong Recreation Centre. A number of our Volunteers are also local-residents in the Coxwell Avenue.

We have also compared the proposed revitalization of the TCHC Don Summerville site to the recently approved HOUSING NOW projects at Victoria Park and Wilson subway stations.



Based on this technical-work, and the responses we heard at the two open-house events – we would like to offer our support to the current proposal for the Don Summerville site at 1555-1575 Queen Street East (Queen & Cowell) for the following reasons –

1. This 3+ Acre site is an under-used site located adjacent to the TTC Queen streetcar.
2. The proposed unit-mix and density (750+ Units) is appropriate for the Transit-Oriented location.
3. The site is an excellent location for the City to create new Mixed-Income Housing.
4. The existing TCHC buildings have reached their functional end-of-life, and the Rent-Geared-to-Income (RGI) units are getting replaced with an equivalent number of new RGI units on-site.

We would also encourage the TEYCC to direct City Planning and the Building-Permit department to accelerate the approval and permitting process for this TCHC redevelopment to get “shovels-in-the-ground” as soon as the TDSB school-year ends in June 2020.

This is a strong proposal – and should be used as an easily-repeatable template for rapidly creating new mixed-income developments on city-owned sites near existing transit by repeating the metrics above, and making them “as-of-right” via zoning-reform for streetcar-oriented sites.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a long horizontal flourish extending to the right.

Mark J. Richardson
Technical Lead – HousingNowTO.com

CC – Mayor Tory, Councillor Fletcher