



July 8, 2020

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Toronto & East York Community Council  
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**RE: Letter of Support for Toronto and East York Community Council item  
TE 16.5 (July 16, 2020): 1555-1575 Queen Street East - Official Plan and  
Zoning Amendment, Part Lot Control, and Rental Housing Demolition and  
Conversion - Final Report**

To Members of Toronto & East York Community Council:

We are pleased to submit this letter of support for the planning recommendations now before Community Council. The long list of implementing items are the result of extensive negotiations that began about 2 years ago and resulted in a revised rezoning application submitted earlier this year.

The premise of this application was contained in a report approved by Council last July which outlined the opportunity for a 3 way partnership between Context Development, TCHC and the Housing Secretariat for an innovative mixed tenure housing project on the Don Summerville lands. The deal was sealed in a Memorandum of Understanding executed by the parties in October 2019 and announced at a press conference held by the Mayor, Councillor Fletcher and other members of Council.

Together with the tenants of Don Summerville, the local City councillor, various community agencies, and City of Toronto staff, the partnership will develop the existing site into a truly integrated community with a mix of incomes and uses that includes housing, retail and new open space.

Revitalization projects such as this one, are extremely important as they offer significant benefits not only to TCHC but to the City as a whole. These benefits include the ability to generate revenue to repair or rebuild TCHC's older rental housing stock; the elimination of deferred maintenance backlogs; improved community design and safety; community economic development initiatives, and to create a range of housing choices for Torontonians. Don Summerville is truly a showcase of these benefits.

Once complete, the Don Summerville revitalization will create a mixed-tenure community that replaces 120 RGI units, adds 100 affordable rental units, 183 market rental units, 363 condominium units and 16,000 sq ft of retail commercial space. It is the construction of market condominiums that funds the on-site replacement and refurbishment of TCHC rental units as well as the creation of the affordable rental units.

Revitalization goes beyond bricks and mortar. Through TCHC's partnership with Context, \$850,000 has been established in community economic benefits for TCHC tenants which include a \$100,000 scholarship fund, a \$250,000 economic / social development fund and job creation of at least \$500,000.

Since 2018, there has been extensive consultation carried out with the Don Summerville community including community update meetings, meetings to establish revitalization principles, a site tour to another TCHC revitalization community, the opening of an on-site revitalization and relocation office, door knocking, and meetings with the broader neighbourhood.

We believe that the plan represents an excellent example of how to create mixed income, livable and transit oriented communities, by leveraging municipally owned property.

A great deal of thought has gone into the urban design of this submission. This location on the edge of established neighbourhoods affords the opportunity for large scale intensification with no negative impacts on those living nearby. On the contrary, the carefully crafted massing will significantly improve the Queen Street streetscape and will provide a dramatic new face to Eastern Avenue which up to now has served mostly as a service arterial road. The project provides additional north south pedestrian links to the parklands north of Ashbridges Bay and a handsome small public plaza on Queen Street.

This outcome has not been achieved in isolation: many conflicting objectives had to be resolved without affecting the economic viability of the affordable housing. There have been many contributors and we wish to specifically recognize City staff and Councillor Fletcher's office for their hard work to date, and their ongoing help in shaping a revitalized and more complete community.

Sincerely,

  
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Howard Cohen  
President, Context Development

  
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Vincent Tong, RPP  
Chief Development Officer, TCHC