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July 15, 2020

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

RE : TE16.5 - 1555-1575 Queen Street East - Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion - Final Report

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

Volunteers from our HousingNowTO.com civic-tech and open-data project attended all 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, and our own submission for the recently announced [HOUSING NOW site at 1631 Queen Street East](#) on the other side of Coxwell.

The plan and staff report before you today are strong, positive moves towards creating new affordable-housing units at scale on existing-transit in Toronto – and should be used as an easily-repeatable template for rapidly creating new mixed-income developments on additional city-owned sites.

However, we would also be remiss if we failed to mention that this sites' bureaucratic journey began over Seven (7) years ago in [June 2013](#) - with an original failed RFP process at TCHC. This revitalization has taken far too long to navigate the process-labyrinth of City Hall and its arm-length agencies, and like all the affordable-housing opportunities in the City - this project needs to be acted on now with increased urgency as part of the city's [#RecoveryRebuildTO](#) process.

A recent [2018 Ontario Architects Report](#) states that Municipal Process-Delays on project-approvals & permits can add \$233,000- \$278,000 per month of delay to the cost of a 100-unit apartment building. We would encourage you that all designated "Affordable-Housing" projects at City Hall are given priority-access to the new "[Concept-2-Keys](#)" acceleration program under Deputy City Manager, Tracey Cook to ensure that the City meets it's HousingTO target of "40,000 new units of affordable-housing by 2030".

Yours,

Mark J. Richardson
 Technical Lead – HousingNowTO.com

CC – Mayor Tory, Councillor Fletcher