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Economic and Community Development Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : EC24.12 – Loss of Housing During Dawes Road Library and Community Hub Development

Chair & Members of the Economic and Community Development Committee,

Our volunteers from our **HousingNowTO** civic-tech and open-data project – would like to raise our concerns about the very negative housing outcomes during the redevelopment of the Dawes Road Library branch, and how the City of Toronto needs to develop a clear and unambiguous policy-mandate to ensure that future community development projects do not result in the net loss of housing units.

Toronto has a housing crisis. We understand that this library redevelopment was needed – but the loss of a stand-alone home at 82 Chapman Ave, and the loss of eight (8) townhouses above the library without the city leveraging that land for any new or replacement housing is an almost unfathomable policy-choice by City planning, PFR and the Library Board.



One (1) House & Eight (8) Townhouses LOST at DAWES Library

The City of Toronto has spent millions on purchasing and expropriating those nine (9) homes – but total-number on those acquisition-values does not appear to have been made public. Our volunteers would appreciate it if the Economic and Community Development Committee could pass a motion to require staff to provide a full public disclosure of the individual property-acquisition costs (eg. purchase-cost, legal fees, etc) – and the number of bedrooms “lost” for each of the properties that were obtained for this library and community centre.

Our volunteers believe that during a “Housing Crisis” the City of Toronto cannot afford to squander serviced government-land in the near-core areas of Toronto on a community-use developments that do not at minimum replace the housing-units that are displaced by the Library, Community Centre redevelopment.

This Library site at Dawes Road in Ward-19 (Beaches-East York) was a lost-opportunity to create housing – and likely new affordable-housing – at an appropriate size and scale above the Community-Use. For comparison, the new YMCA facility on 907 Kingston Road in the same ward has 6-storeys and 91-units of Housing above it.



LINK - <https://www.toronto.com/news-story/9478487-east-toronto-residents-will-soon-have-a-new-state-of-the-art-ymca/>

The volunteers at our **HousingNowTO** project would encourage the Committee and Council to learn some lessons from the current failure(s) to even replace the housing lost during the Dawes Road Library and Community Hub Development, and look to the attached Hamilton and Chicago examples on how City staff should be required via new and improved Council policy to only proceed with future projects with a mandate to include new housing on every single site.

Yours,
Mark J. Richardson
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APPENDIX 'A' – (Chicago) Independence Branch Library



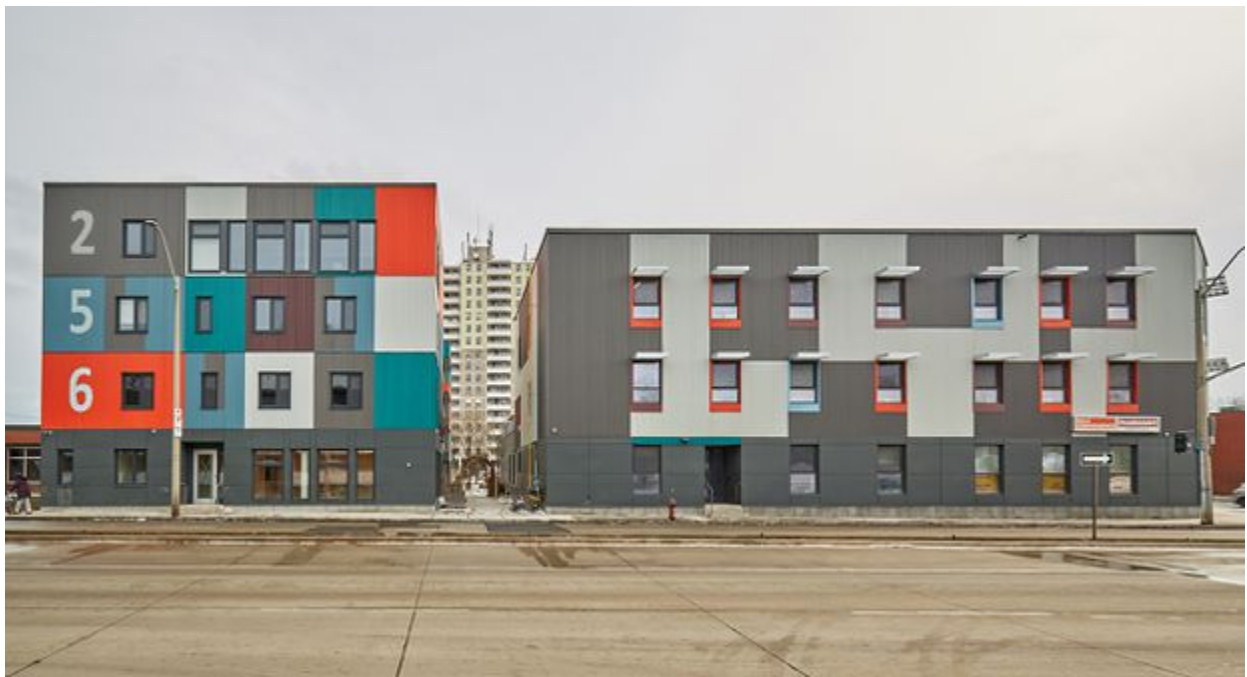
LINK - https://www.housingfinance.com/developments/chicago-to-co-locate-mixed-income-housing-libraries-in-3-developments_o

APPENDIX 'B' – (New York City) Sunset Park Library



LINK - <https://www.globest.com/2019/02/06/new-concept-library-topped-with-affordable-housing/?slreturn=20210822101721>

APPENDIX 'B' – (Hamilton) Parkdale Branch Library



LINK - <https://globalnews.ca/news/6804474/library-branch-east-hamilton-affordable-housing-project/>