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Toronto & East York Community Council
City of Toronto
100 Queen Street West
Toronto, ON
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RE : EY24.4 - 250 Wincott Drive and 4620 Eglinton Avenue West - Final Report (Loss of 18 x OPEN DOOR units)

Etobicoke York Community Council,

Just under three years ago on July 23, 2019 City Council approved item - [EX36.29 - Support for up to 72 New Affordable Rental Homes at CreateTO's 4620 Eglinton Avenue West and 250 Wincott Drive](#) - which supported the creation of up to **Seventy-Two (72)** affordable-homes for a period of twenty-five (25) years via OPEN DOOR program support. The proposed buildings at that time were 16 and 22 storeys in height, containing 671 total-units.

Once again, as with many other sites from the City's OPEN DOOR program, we see the same recurring problem on the City side of the table – that the number of Affordable-Housing units proposed in the initial OPEN DOOR approvals by City Council gets cut-down by during the negotiation and approval process with the City Planning department, local residents' associations – and local councillors.

Today's Final Report, has only **Fifty-Four (54)** affordable-homes, a loss of **Eighteen (18)** OPEN DOOR units from the original proposal. The loss of new affordable-housing units on this development is directly related to the dramatic loss of height and density in the revised proposal which are now only 13 and 11-storeys, containing 587 total-units.

While this loss of height, density and new affordable-housing units on City-owned land along the new multi-billion underground Eglinton West LRT extension might please local-groups like the Friends of Silver Creek and the Richmond Gardens Ratepayers and Residents Association (RGRRA), it is frankly an embarrassment for the rest of our City. If City Council is any way serious about meeting its target of creating "40,000 new units of affordable-housing by 2030" – then it is going to have to stop giving local Ratepayers and Residents Associations a privileged place at the planning table. Transit-oriented communities need to be allowed the height and density to make the affordable-housing development math work, and City councillors need to ensure that every ward and every neighbourhood in the city is delivering on new affordable-housing targets.

As always, our open data and civic-tech volunteers are happy to answer any questions EYCC may have on Transit-Oriented Affordable-Housing development best practices.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

Appendix 'A' – Site Proximity to new Eglinton West Underground LRT

