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North York Community Council
5100 Yonge St.
Toronto, ON
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RE : NY25.6 - Final Report - Allen East District Plan

Members of the North York Community Council,

Our **HousingNowTO.com** volunteers have monitored the City's plans for the Allen East District with a specific interest in the "Affordable Housing Strategy" that are being defined for these fifty-seven (57) acres of City-owned lands next to the Sheppard West subway station. We have also participated in the recent public-consultation processes with Toronto City Planning about the future-use of these valuable transit-oriented lands.

Today's March 2021 "Affordable Housing Strategy" document has only minor modifications from a similar document that was produced in October 2017. The corporate name has been changed from BUILD TORONTO to CreateTO, and the Average Market Rent (AMR) numbers have increased based on new CMHC numbers. However, the only firmly defined affordable-housing commitment in 2021 is to ***"require three-hundred (300) units of affordable housing be provided on CreateTO lands. Of these units, at least 50% must be affordable rental units."***

On fifty-seven (57) acres of City-owned lands next to the Sheppard West subway station, the materials before you today only commit to creating one-hundred-and-fifty (150) affordable-rental housing units. That low number does not align with current City practices for dealing with surplus lands near transit stations under HOUSING NOW.

We would ask this Council to direct CreateTO to consider all of the residential-lands in the Allen East District for inclusion into the Mayor's HOUSING NOW program for City-owned lands to ensure that the following criteria are applied to these lands –

- **All residential and mixed lands are leased for redevelopment for 99-years, not sold.**
- **Require that a minimum 1/3rd of total-units are developed as Affordable-Rental.**
- **Period of required-affordability on the Affordable-Rental units is 99-years.**

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

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com