



Joe Cressy 周凱捷

City Councillor | Ward 10, Spadina-Fort York

June 14, 2021

Planning and Housing Committee
City Hall, Committee Room 1
100 Queen St W
Toronto ON M5H 2N2

Re: 1113-1117 Dundas Street West – New Non-Profit Affordable Housing Opportunity

Dear Chair and Members,

We need to explore every opportunity to find ways to address our city's housing affordability crisis. While investment from other levels of government continues to be critical, we can also look to unlock municipally-owned lands for new affordable housing construction.

CreateTO and the Housing Secretariat have evaluated the City-owned properties at 1113 and 1117 Dundas Street West, just east of Ossington Avenue, and determined that there is good potential for a successful non-profit affordable housing project here. Subject to further work and a process to select a non-profit partner, it may be possible to achieve 100% affordability within the development. This is an opportunity the City should seek to advance and achieve immediately.

City staff require direction to take this important work to the next stage, and have assisted in preparing the recommendations below.

Recommendation:

1. City Council direct the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, and the Interim Chief Executive Officer, CreateTO, to prepare a Delegated Approval Form to amend the intended method of disposal for the properties previously declared surplus through Delegated Authority (DAF No. 2017-075 and DAF No. 2017-285), with the new intended manner of disposal to be by way of a long-term lease to a non-profit organization to provide affordable housing to be selected through a competitive process, and City Council direct staff to take all steps necessary to comply with the City's real estate disposal process set out in Article 1 of Toronto Municipal Code Chapter 213, Real Property.

2. City Council direct the Executive Director, Housing Secretariat, the Executive Director, Corporate Real Estate Management, and the Chief Planner and Executive Director, City Planning, in consultation with the Interim Chief Executive Officer, CreateTO, to report to the Planning and Housing Committee in the third quarter of 2021, with an update and the work plan and funding requirements to activate the site at 1113 (existing residential dwelling) and 1117 Dundas Street West (Car Park #204) to create new affordable rental housing to be operated by a non-profit organization, and that work plan to include:

- a. working with the Toronto Parking Authority to identify new parking opportunities in both on and off street locations suitable for replacement of parking spaces within the vicinity of the proposed development, should an investment in parking on-site be deemed not feasible; and
- b. issuing a competitive call for proposals to identify a non-profit operator to enter into a lease with the City for a term of 99 years to operate affordable housing on site, subject to City Council's approval.

Sincerely,

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