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Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON
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RE : PH25.3 - Housing Now - 405 Sherbourne Street

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the virtual public meetings over the last year for the “Housing Now” program site at 405 SHERBOURNE.

We have also worked with data analysts, urban planners, architects and affordable housing operators to crowd-source trustworthy and accessible information about the “Housing Now” program – and its affordable-housing development goals.

This site at 405 SHERBOURNE was a challenging site for a number of reasons. The site is a mid-block location within the Cabbagetown Northwest Heritage Conservation District, and there were policy-concerns about additional tower-height creating “net new shadow” on a City park.

However, we would like to thank City staff for their work on this project – and how they were able create multiple-floors of additional height and unit-density on this site during to public consultation process in order to maximize the affordable-housing opportunity on this City-owned surface (0.74 acre / 110 spaces) parking-lot.

- **26 storey tower**
- **Estimated Total Unit Count = ~267, including / ~134 Affordable-Rental Units**
- **99-year period of affordability**

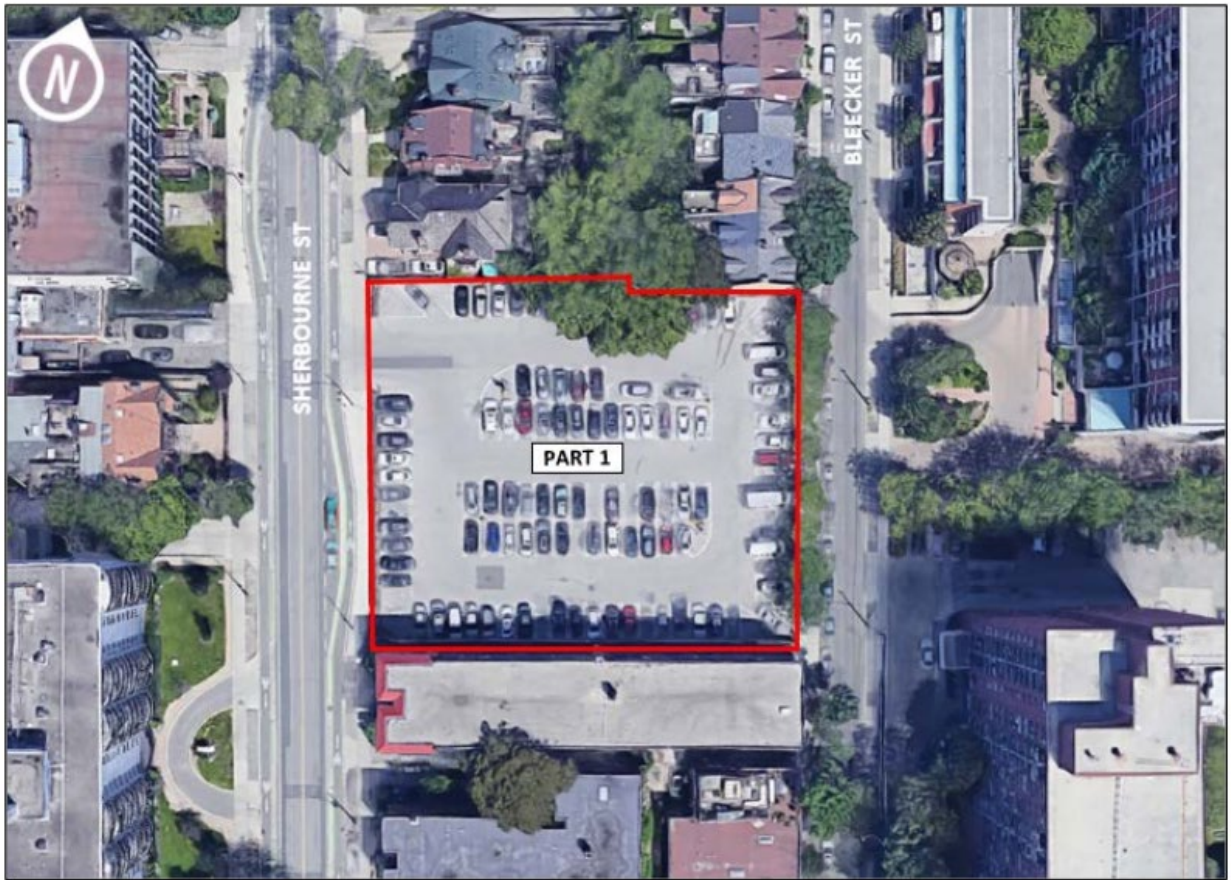
There are some very important lessons to be learned from the 405 SHERBOURNE site about how to quickly (*less than 12-months) maximize the affordable-housing opportunities on small Green-P parking lot sites in Toronto and East York, and we would encourage all Councillors with similar surplus sites of this size (~0.75 acre) to use this 26-storey tower built-form as a template that can be regularly repeated to generate new affordable-housing opportunities on other sites.

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

APPENDIX – Current Site Use



Subject Site:	405 Sherbourne Street (Part 1)
Parcel Information:	Designated as Apartment Neighbourhood Areas 0.74 Acres Located in Ward 13