



# HousingNowTO.com

Email - [info@housingnowto.com](mailto:info@housingnowto.com)

Phone – 416-938-4722

Sept 20, 2021

Planning & Housing Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

## **RE : PH26.7 – Maximizing the Affordable Rental Housing Opportunity at 11 Brock Ave (LCBO)**

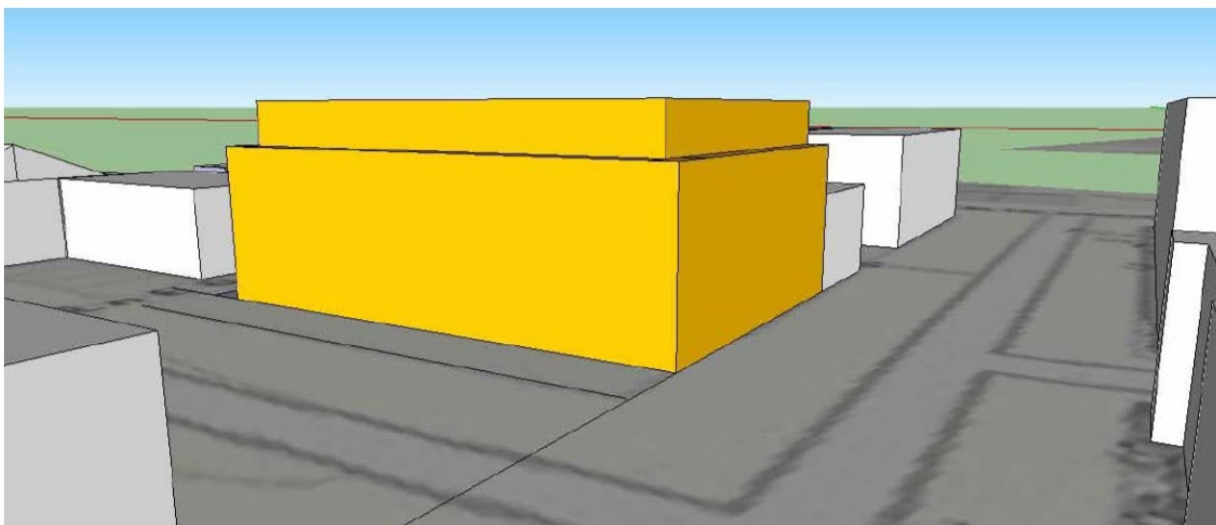
Chair & Members of the Planning & Housing Committee,

Our volunteers from our **HousingNowTO** civic-tech and open-data project – are encouraged to see the City finally moving forward on developing new affordable and supportive housing on the 11 BROCK AVE site in Parkdale. The Province, via the LCBO declared this 0.26 acre (1,042 m<sup>2</sup>) property surplus in July 2015, and it has taken over 6-years to get to the decision point that is before you today.

We strongly support the intent of this 11 BROCK AVE redevelopment project, and agree with the September 4, 2019 letter that was submitted over 2-years ago by the Parkdale Neighbourhood Community Land Trust which recommended that – “**The development should maximize the site for housing**” ([PDF LINK](#) – Rec 11)

However, our volunteers are deeply troubled by the title of the item that is before you today – “**Creating 40 New Supportive Homes at 11 Brock Avenue**” and the incredibly-small (4-storey with Step-Back) building massings that staff have provided in their attachments on this item, which does not maximize housing.

### **Attachment 1 - Preliminary Massing of 11 Brock**



*View from northwest*

We would respectfully suggest that during a “Housing Crisis” the City of Toronto cannot afford to squander 0.25 acres of serviced surplus government-land in the near-core areas of Toronto on a purpose-built affordable and supportive housing development that achieves only Forty (40) units, a unit-count lower than any of your current Modular-Housing sites.

For context, the 11 BROCK AVE site is at the corner of Brock and Noble – which is only 75 meters from the 24-Hours TTC streetcar lines on Queen Street West, and is only 150 meters away from a 5 ½ story (13.5 meter) warehouse building that is now condominium apartments.



**24 Noble Street : 5 1/2-Storey (13.5 meter) - former toy warehouse (Condo)**

Our volunteers would encourage the Council to remove the current prescriptive details (4-storey / 40-units) that are in the current Staff Report, and instruct staff to “**maximize the site for housing**” – and look at using a Ministerial Zoning Order to achieve higher-density for new affordable and supportive housing on this site.

Yours,  
Mark J. Richardson  
Technical Lead – [HousingNowTO.com](http://HousingNowTO.com)



**APPENDIX 'A' – 11 BROCK AVE (Current View – from Northwest)**



**APPENDIX 'B' – 11 BROCK AVE (Current "Neighbourhood" Zoning – MYP)**

