



# HousingNowTO.com

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

Phone – 416-938-4722

April 20<sup>th</sup>, 2021

Toronto & East York Community Council  
City of Toronto  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**RE : TE24.10 - 27 Grosvenor Street and 26 Grenville Street (Loss of 26 x OPEN DOOR units)**

Toronto & East York Community Council,

First, our **HousingNowTO.com** volunteers would like to commend the provincial government for surplusing this prime downtown Toronto land for the development of new rental-housing including a strong component of affordable-housing. This location near Yonge & College provided the City with an excellent opportunity for smart, transit-oriented development of new Affordable-Housing capacity, in an existing Toronto neighbourhood.

However, 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. This fundamentally flawed practice needs to be called-out – and City Planning staff need to be instructed that it has to end.

Just under two years ago on May 14, 2019 City Council approved item [PH5.3 - Creating Affordable Rental Homes at 27 Grosvenor/26 Grenville Streets](#) - which supported the creation of up to **Two-Hundred and Fifty-Seven (257)** affordable-homes for a period of forty (40) years via OPEN DOOR program support. The proposed building at that time was 35 and 50 storeys in height, containing 844 total-rental units.

Today's Final Report, has only **Two-Hundred and Thirty-One (231)** affordable-homes, a loss of **Twenty-Six (26)** OPEN DOOR units from the original proposal. City Planning staff have justified this loss by stating - "*The main revisions included a reduction in the tower heights to 32 and 46 storeys to ensure no new net shadow on Opera Place Park in accordance with the Official Plan policies for the area.*"

At a time when Toronto has literally hundreds of people sleeping in our parks, perhaps it is time for City Council to reset some of our City Planning priorities – in order to ensure that we end the practice of placing shadow-studies and default-policy above the needs for creating the 40,000 new affordable-housing units we require by 2030?

We have included Comparison table and a photograph of Opera Place Park in the Appendix pages attached.

Yours,

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

**Appendix 'A' – Tracking the LOSS of Affordable-Housing units during the City Planning process (2019-2021)**

Refer to Table 1 for a comparison of the key statistics between the three submissions.

Table 1: Summary of Application Statistics

	Original Submission March 19, 2019	Revised Submission November 30, 2020	Revised Submission February 11, 2021
Site Area (sq.m.)*	3,846	3,902	3,902
Density (FSI)	16.27	15.42	16.08
GFA (sq.m.)			
Residential	61,483.40	60,171.20	59,494.4
Retail	394.96	390.20	445.4
Child Care Facility	696.48	741.10	699.0
Fitness Club	N/A	N/A	2,081.2
Parking Entrance	N/A	N/A	31.5
Total	62,574.84	60,171.20	62,751.5
Residential Units (Market/ <u>Affordable</u> )			
Studio	14 / 0	12 / 0	12 / 0
1 Bedroom	237 / 99	221 / 92	222 / 92
2 Bedroom	275 / 103	243 / 92	250 / 93
3 Bedroom	61 / 55	58 / 45	55 / 46
Total	587 / <u>257</u>	534 / <u>229</u>	539 / <u>231</u>

Source PDF - <https://www.toronto.ca/legdocs/mmis/2021/te/bgrd/backgroundfile-165186.pdf>

- Loss of **Twenty-Six (26)** new Affordable-Housing units from March 2019 to February 2021.
- Original 2019 Proposal was 35 & 50 storey towers, containing 844 total-rental units (**257** affordable-units).
- Revised 2021 Proposal is 32 & 46 storey towers, containing 770 total-rental units (**231** affordable-units).
- Primary reason for REDUCTION of height, density and affordable-housing units by City Staff (and [Bay Cloverhill Community Association](#)) is “Shadow Impact” – on Opera Place Park and adjoining buildings.

**Appendix 'B' – Photo of OPERA PLACE PARK (April 2019)**



Looking SE towards YMCA

OPERA PLACE PARK - Breadalbane Street

<https://www.toronto.ca/data/parks/prd/facilities/complex/2164/index.html>