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January 31, 2022

City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : CC39.14 - 1913-1951 Yonge Street, 17-21 Millwood Road & 22 Davisville Avenue - OLT Hearing

Mayor Tory and members of City Council,

Our **HousingNowTO.com** civic-tech volunteers – would encourage Council to support the OLT settlement offer for the development at 1913 Yonge Street which is located across the street from the TTC's Davisville subway station.

During recent discussions of the City's Inclusionary Zoning policy – both local Councillor Josh Matlow and the South Eglinton Davisville Residents' Association (SEDRA - *formerly SERRA) voiced their support for doing "more and faster", when it comes to affordable housing in Ward 12 (Toronto-St. Paul's). The Ten-Million Dollars (\$10,000,000) in unallocated Section-37 funds detailed in the current settlement offer would appear to be an excellent opportunity to convert their verbal support into tangible action on new affordable housing.

- Finally, the Applicant is proposing to provide a Section 37 cash contribution of ten million dollars (\$10,000,000.00) to the City.

Source - <https://www.toronto.ca/legdocs/mmis/2022/cc/bgrd/backgroundfile-175649.pdf>

Assuming the settlement offer is accepted, our volunteers encourage Councillor Matlow and City Council to allocate the majority of those unallocated Section-37 funds to the specific purpose of acquiring net new affordable rental-housing units with Ward 12. Based on the current Housing Secretariat example below, the offered Section 37 cash contribution of Ten-Million Dollars (\$10,000,000) could pay for up to Twenty (20) permanent workforce-housing rental units in a new development.

PH30.8 - New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization

New Affordable Rental Homes	Period of Affordability	Type of Affordability	Capital Cost	Average Capital Cost per Unit
Four (4)	99- Years	80% of Average Market Rent (AMR)	\$1,981,260	\$495, 315

Source - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.8>

As always, our open data and civic-tech volunteers are happy to answer any questions the council or city staff may have on affordable-housing development opportunities and best practices – and how the City can make the most effective use of available “Community Building” funds to help alleviate Toronto’s rental-housing crisis.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a long horizontal flourish extending to the right.

Mark J. Richardson

Technical Lead – HousingNowTO.com