

July 18, 2022
Toronto City Hall
100 Queen St. W, Toronto
Attn: Toronto City Council

Re: PH35.4 - Christie's Planning Study - City-initiated Secondary Plan and Zoning By-law - Technical Amendments (Ward 3 - Statutory: Planning Act, RSO 1990)

Dear Mayor and Members of Toronto City Council,

We are submitting this joint letter on behalf of nine local organizations in regards to *item PH35.4 - Christie's Planning Study*. We understand that the item is regarding technical amendments, however we want to reinforce the need for deeply affordable housing for the Christie's Site.

Over the past decade, our community has seen a rapid increase in private condo development projects, however we are concerned with the limited supply of new affordable housing units included as part of these projects in South Etobicoke. A recent research study led by [South Etobicoke Housing Affordability](#) (a federally funded research project), indicated that "88 percent of residents surveyed (n=241, who provided rent costs) spend more than 30 percent of their income on rent." Furthermore, "100% of those earning less than \$39K annually, are spending more than 30% of income on rent. This is 64% of Toronto renters, and 56.4% of South Etobicoke renters based on 2016 census data versus our survey which found it to be 66.8% in South Etobicoke (n=161). This is based on 30% cost of market rent in 2022 - relative to income.

Specifically, our **recommendations** are as follows:

1. For the Christie's Site, we want to see a commitment to 30% affordable housing in each phase of development with 50% of that being deeply affordable or Rent-Geared-to-Income (RGI) for 99 years. (With the goal to secure as much affordable housing through the development as possible)
2. We want to ensure that the affordable housing units are built and designed considering a diversity, inclusion, and equity framework. Through this framework it is essential that all affordable housing units and the people who occupy them are fully integrated into the development and not treated differently than units and people who are at the full market rate. (For example there should be no 'poor doors' or segregated sections within the developments.)

We know that other large private development projects in the City, like the Primaris REIT [development](#) at 900 Dufferin St. (Dufferin Mall Tower Development) have included affordable housing on site for at least 99 years.

With Christie's, considering the long term phasing of the project, having an upfront commitment where deeply affordable housing is secured at the forefront, and included in each phase, is extremely important for the present and future of South Etobicoke.

We would also like to highlight our support for the motion that was moved and carried at the Planning and Housing Committee. This is in regards to the new subsection in the Zoning by-law amendment stating that "when required by the Housing Plan for a Phase, the affordable housing agreement for that Phase be executed prior to the issuance of the first above grade building permit for any building within that Phase."

In closing, we are encouraged by the progress made to date, but will be monitoring the development closely and will continue to advocate for deeply affordable housing on the Christie's Site and as part of new private development projects in South Etobicoke.

Sincerely,

Toronto Community Benefits Network (TCBN)
Community Benefits Agreement South Etobicoke (CBASE)
LAMP Community Health Centre
Lakeshore Affordable Housing Advocacy and Action Group (LAHAAG)
Housing Committee, Christ Church St James Anglican Church
South Etobicoke Housing Affordability, a federally funded research project
Bloordale United Church
Royal York Rd United Church Outreach Committee
Kingsway Baptist Church