



Executive Committee
Toronto City Hall
100 Queen Street West, Suite C47
Toronto, ON M5H 2N2
exc@toronto.ca

December 6, 2023

Dear Members of the Executive Committee,

Re: EX10.2 - Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts

ABC Residents Association (“ABCRA”) is an incorporated volunteer body that has been in existence since 1957. ABCRA represents the interests of residents who live in the area between Yonge Street and Avenue Road and Bloor Street to the CPR tracks.

In December 2022, an application to redevelop the City Owned, and current home of the Toronto Housing Corporation head office at 931 Yonge St. The proposal included a desire to have 33% of the units be set aside for affordable ownership.

On November 3rd, 2023 ABCRA was sent notice by ModernTO that the development proposal for 931 Yonge St had been increased from 21 storeys to 32 storeys to accommodate an additional 85 homes. The stated rationale for this increase was feedback from the consultations that many wanted to see more affordable housing at this location.

ABCRA supports this goal. We recognize the need for more affordable housing across the City and laud the City’s efforts to do so. In fact, we were critical of the initial proposal only setting aside 33% of the units for affordable ownership.

Not only do we think that is far too low a target, we are not confident that the financial model being contemplated is viable to deliver and sustain affordable units given it’s untested nature and complexity. proposed would ensure these units remained affordable into the future.

ABCRA would like the city to take this opportunity to act think more boldly, and dedicate 931 Yonge St to 100% affordable rental rather than the proposed 33% affordable ownership.

To support this project, ABCRA would like assurance about the use of this site for permanent affordable units, before the built form is decided. We do not want to see additional height approved on the basis of providing more affordable housing, only to have this purpose replaced with luxury ownership units.

We also expect and look forward to further consultations with ABCRA and the community about the revised proposal and significantly increased height, including the resulting shadowing and public realm implications

Sincerely,

The ABC Residents Association,
Ian Carmichael and John Caliendo,
Co-Chairs
abcra@abc.ca

CC Councillor Dianne Saxe