

April 26, 2023

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

**RE: PH3.6 Housing Now Initiative – 2023 Progress Update**

Members of the Planning and Housing Committee,

A group of six graduate students from the School of Urban and Regional Planning (SURP) at Toronto Metropolitan University spent a number of months working with HousingNowTO volunteers under the instruction of Professor Blair Scorgie on an analysis of Christie Lands Block 7, at the intersection of Lake Shore Boulevard West and Brookers Lane / Gardiner Expressway onramp, in southern Etobicoke.

We are providing the attached report for consideration by your Committee and City Staff as this site is being rezoned for a substantial new affordable-housing development as part of the next phase of the Housing Now Initiative, with the goal of 99-years of affordability.

The report includes a site and spatial analysis, transportation analysis, policy and regulatory analysis, case study analysis, market and real estate analysis, set of development principles, set of development assumptions and variables, development analysis, pro forma analysis, and set of development recommendations. This is a public-document, and can be shared with any stakeholder groups that may be interested.

The volunteers at HousingNowTO, Professor Blair Scorgie, and our students at Toronto Metropolitan University are happy to answer any questions the Committee or City Staff may have on the contents of this report.

Sincerely,



**Raktim Mitra**

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