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February 22, 2022

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

RE : TE9.15 - 306-310 Gerrard Street East – OPA & ZBL - Approval - Decision Report - Approval

Toronto & East York Community Council,

Our **HousingNowTO.com** civic-tech volunteers have attended the various public-meetings with City Planning and the Yonge Street Mission (YSM) about their planned redevelopment at 306-310 Gerrard Street East over the last few years. Our volunteers have also reviewed all of the available public documents made available on the city's AIC website about this proposed site for new affordable and market rental housing near the corner of Parliament and Gerrard in Cabbagetown.

We fully support the YSM's request for both an Official Plan and Zoning By-law Amendment on this site.



ELEV8 by Yonge Street Mission (YSM) at 306-310 Gerrard Street East

This simple, boxy 10-Storey building will be a mixed-use redevelopment – with 194 new rental apartments, including **96 new “affordable rental” units** supported via the city's OPEN DOOR program – in addition to office and social enterprise operation retail space fronting onto a streetcar serviced main street. The simple exterior design provides the required building format for long-lasting energy-efficient infrastructure, larger family-sized units, indoor community amenity spaces, as well as barrier-free access to YSM's programs and supports.

Energy efficient Ten (10) storey boxy buildings with “affordable rental”, family-sized and accessible units are good – and our city planning department is encouraged to make them easy to build “as of right” in every residential area of the City of Toronto..

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of transit-adjacent lands 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 underneath.

Mark J. Richardson
Technical Lead – HousingNowTO.com