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

RE : CC19.9 - 309 Cherry Street - Ontario Land Tribunal Hearing - Request for Directions

City Council Members,

Our volunteers at HousingNowTO have been monitoring the development proposals on **309 CHERRY STREET** for a number of years, as it is a large centrally located parcel in the middle of the new Villiers Island Precinct Area.

Based on public documents, it is our understanding that in April 2024, Castlepoint Numa circulated further updated development plans to the Ontario Land Tribunal and other parties consisting of three residential towers of 27, 49 and 39 storeys, on podiums of various configurations ranging from 3 to 10 storeys. Their revised development proposal has a total of **1,849** units - with a mix of unit sizes from Studio to 3-Bedroom to larger Live-Work spaces.

UNIT DISTRIBUTION			
UNIT TYPE	TOTAL	AVERAGE UNIT AREA (sf)	PROPOSED % ^a
STUDIO	98	348	5.3%
1B	1,043	525	56.9%
2B	510	700	27.8%
3B	182	907	9.9%
LIVE / WORK	16	1,270	
TOTAL	1,849	602	

^a Ratios are calculated excluding live/work units

In addition, according to the current Staff Report - Castlepoint Numa also advised City Planning of their intention to provide 5 percent of the proposed residential units as affordable housing for a period of 25 years. This would result in approximately ~**92** new affordable housing apartments.

Our HNTD volunteers' request would be that City Planning, City Legal and the Housing Secretariat all be directed by Council to work with Castlepoint Numa during the OLT process to find ways to [a] extend the period of affordability to 40 years (*or greater), [b] ensure that the affordable housing apartments are delivered in all proposed unit types – and [c] are mandated to be delivered in the earliest phase of the proposed development at 309 Cherry Street.

As always, our open data and civic-tech volunteers are happy to answer any questions that Councillors or city staff may have on affordable-housing development best practices – and how to make most effective use of available development lands to help alleviate Toronto’s rental-housing crisis.

Yours,



Mark J. Richardson

Technical Lead – HousingNowTO.com

Appendix A – (309 CHERRY STREET) – Castlepoint Numa – Location within VILLIERS ISLAND



