



ACORN Letter to Planning and Housing Committee
PH.12.1 - Update Downsview Secondary Plan

Dear Chair and Members of the Planning and Housing Committee,

ACORN is a community union with 6 chapters across Toronto.

We are writing this letter in regards to the Update Downsview Secondary Plan. In recent years, we have been working with local residents and members of our York West chapter to identify key community priorities for deeply affordable housing at Downsview.

In Toronto, we are in a housing affordability and homelessness crisis. According to reports, over 40 percent of people in the City are spending more than 30 percent of their income on rent, while 18 percent of people are spending over 50 per cent of their income on rent.

Although each level of government including the City of Toronto has recognized housing as a human right, such recognition has not been met with urgency that is needed. With public land and at the scale of redevelopment of the Downsview area, the largest planned development in Canada, it presents a once in a generation opportunity to make a significant impact on building affordable housing that our City desperately needs.

As such, we encourage all landowners including City of Toronto and federal government to develop a Downsview affordable housing plan for its districts that:

- Prioritizes at least 30% of deeply affordable and rent geared to income housing as part of each phase of development
- Ensures affordable housing must be defined as income-based deeply affordable and rent-geared to income
- Includes participation and collaboration with public, nonprofits and co-op housing providers. In particular all land owned by the government should prioritize housing run by non market entities.
- Ensures affordable housing commitments and agreements must be in perpetuity, for a minimum of 99 years
- Ensures that affordable housing commitments must be registered to land title and be followed through, even if the land is sold to another entity
- Ensures that all property owners will not use above guidelines rent increases for the affordable housing units



ACORN will continue to monitor and advocate to ensure that such targets and commitments are reflected in each of the district plans for Downsview. We encourage this committee and City Council to ensure the federal government's CLC managed areas goes beyond the current commitments of 20% affordable units at 80%AMR for 25 years as part of the Arbo District and future district plans on at Downsview.

Sincerely Toronto ACORN