



方卓怡 市議員 **Paula Fletcher**

City Councillor | Ward 14 Toronto-Danforth

May 7, 2024

Councillor Gord Perks
Chair, Planning and Housing Committee
100 Queen St. W

Re: PH12.5 - Transit-Oriented Communities Status Update

Dear Chair and Members of the Planning and Housing Committee,

The Transit Oriented Community (TOC) program could offer one of the best opportunities for the expansion of affordable housing in this city.

With six TOC's proposed in Ward 14 I've attended a number of community meetings, open houses, Local Advisory Committees, and heard from hundreds of residents. Each and every time I hear loud and clear from residents that above everything else, they want to see a serious and substantial commitment to affordable housing.

I share their frustration that to date we have seen no substantial confirmed affordable housing. The small percentage of units announced were obtained in a side agreement at East Harbour, not mandated from the Province.

The number of units proposed in the six Ward 14 TOC's gives a sense of the opportunity the Province is missing:

East Harbour – 4300 Units, 215 Affordable
Gerrard Carlaw North – 1080 Units, 0 Affordable Units
Gerrard Carlaw South - 1314 Units, 0 Affordable Units
Pape/Danforth - 439 Units, 0 Affordable Units
Pape/Cosburn - 623 Units, 0 Affordable Units
Eastern Ave - 142 Units, 0 Affordable Units

Total Units: 7,898 in Ward 14

Total Confirmed Affordable Units: 215 (2.7% of the total number of units)

While Metrolinx is building the Ontario Line, Infrastructure Ontario is handling the TOC's. This makes it confusing for the public and difficult for both the public and the city to be involved in the TOC process. At most public meetings about the Ontario Line we also hear questions about TOC's.

Even where some affordable housing is offered, at East Harbour, the city's goals of 20% is not being met, with just 5% of the units being affordable.



While many positions are being funded by IO there is no position dedicated to the securing of affordable housing. With the Province offering to work through a Value-Allocation-Framework approved under the previous Mayor in lieu of a substantial commitment to affordable housing, City Council needs to consider asking for dedicated positions to secure the maximum amount possible as we continue to advocate for a more substantial commitment.

Recommendation:

1. Planning and Housing Committee request the Chief Planner report directly to City Council on additional staffing required to oversee the delivery of affordable housing on TOC sites.

Sincerely,

A handwritten signature in dark ink that reads "Paula Fletcher". The script is cursive and fluid, with the first name "Paula" and last name "Fletcher" clearly distinguishable.

Paula Fletcher
City Councillor
Ward 14, Toronto-Danforth