



September 26, 2024

**BY EMAIL TO:** [phc@toronto.ca](mailto:phc@toronto.ca)

Planning and Housing Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
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**ATTENTION:** Nancy Martins, Committee Administrator, Planning and Housing Committee

Dear Members of the Planning and Housing Committee

**Re: PH15.5 - 2023-2024 Annual Progress Update Report - HousingTO 2020-2030 Action Plan and Housing Action Plan (2022-2026)**  
**Including *Memorandum of Understanding with Parc Downsview Park Incorporated***

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I am writing on behalf of Canada Lands Company CLC Limited in support of the above-noted report which outlines a partnership between Canada Lands and the City of Toronto to deliver a significant amount of affordable housing at Downsview. The plans for delivery of 20% affordable housing across the master-planned communities of Downsview West District and Arbo are one of the most significant contributions to affordable housing in the City's history.

Approximately 2,560 affordable homes are planned to be enabled across Canada Lands' properties at Arbo (William Baker) and Downsview West. Through this commitment, Canada Lands will allocate double the amount of affordable housing for Downsview West District and future phases of the Arbo Neighborhood required by the Downsview Secondary Plan, as well as extend the affordability period for all affordable homes.

Canada Lands Company is an arms-length Federal Crown corporation with responsibility for the planning of over 270 acres of development lands at Downsview, including enabling new housing and affordable housing opportunities in its real estate projects. Along with our subsidiary, Parc Downsview Park Inc, we have a long-term commitment to the Downsview community, dating back over 20 years to when Downsview Park was first created as a federally managed urban park.



Since then, we have planned and developed some of the surrounding neighbourhoods, complete with affordable housing, commercial and institutional activity, parks and open spaces, and connections to Downsview Park itself. Most recently, we have been working closely with City staff and neighbouring landowners to support the approval of the Downsview Secondary Plan and accompanying technical reports by City Council at its May 2024 meeting.

Canada Lands is proud to build on its legacy of enabling new housing (including affordable options) in Toronto and across the country. Delivering affordable housing has grown more challenging as construction costs have escalated by more than 50% since 2020 driven by substantial increases in concrete, structural steel and lumber prices, compounded by municipal fees which have continued to increase – together straining the economics of getting shovels in the ground and delivering affordable homes.

Recognizing this reality, Canada Lands' partnership with the City of Toronto through the *Rental Housing Supply Program* is a step in the right direction to enabling affordable housing. However, we look forward to continuing to work with the City's Housing Secretariat to incorporate flexibility into the process and implementation of various conditions and requirements, including through the proposed Memorandum of Understanding (“MOU”), to ensure affordable housing development can proceed expeditiously. In addition, as the *Rental Housing Supply Program* anticipates, additional financial supports may be necessary to enable affordable housing providers to get shovels in the ground.

Achieving the targets of the City's HousingTO 2020-2030 Action Plan and Housing Action Plan (2022-2026) requires partnerships, and Canada Lands is proud to commit itself as an active partner to the City of Toronto to deliver approximately 2,560 affordable homes across its Arbo and Downsview West Districts.

Thank you for your support of this report that will enable ongoing collaboration between Canada Lands' and the City, and provides the required direction to City staff to enter into the proposed MOU to facilitate the creation of significant affordable housing in Downsview. This MOU will formalize a long-standing relationship between Canada Lands and the City of Toronto and create new opportunities for partnerships to deliver much-needed affordable housing.

Sincerely,

David Anselmi

Regional Director, Real Estate  
Canada Lands Company