



## KENSINGTON MARKET COMMUNITY LAND TRUST

To members of Toronto City council

Re: TE27.8 - 333 College Street and 303 Augusta Avenue - Official Plan and Zoning By-law Amendment Application

Kensington Market Community Land Trust is a community non-profit organization (KMCLT) incorporated to acquire and provide for the management of land, in perpetuity, in Kensington Market. We remove property from the pressure of the commercial real estate market, with the overarching goal of land use for local community benefit, including but not limited to: the provision of affordable housing; maintenance of the historical built form and eclectic mixed-use nature that characterizes the neighbourhood; the continued presence of different cultures and socio-economic backgrounds in the residents and businesses populating the area.

We are deeply involved in Kensington Market, and deeply concerned about housing. We understand the trade offs needed to reach the amount of housing that we need in this city.

Nevertheless, we cannot support this proposal, and we ask that City council defer it so that it can be made better for an area of the city that is irreplaceable, for Torontonians and visitors alike, and so that it can be made liveable for our future neighbours. Students or not, everyone deserves adequate, affordable housing.

What is student housing if you have to change the definition? What it is in fact, is substandard housing that is allowed to be fast-tracked. It's housing that promises high turnover and great returns for developers while irrevocably changing a neighbourhood that this City has spent over 10 years planning how to protect. It does not provide the affordability we need.

The housing crisis—the housing emergency in Kensington Market—is not only an issue of supply, it's an issue of affordability. Yes, we need more housing, but we need it to be affordable.

Citizens worked for over a decade, giving input to the Heritage Conservation District, which was meant to protect the spirit of the neighborhood, its district pedestrian and historical characteristics—most don't know that despite being approved, it's not yet in effect. They would be shocked to discover that the City did not even wait six months before betraying its ethos and principles.

At Cllr. Saxe's request, KMCLT consulted with our neighbours on the proposal and where any funding for the community should go. 119 people responded in two days. Of those, 85% object to this proposal.

Do you support this proposal for a 19 storey, 638 unit privately-owned student residence at 333 College and the rear part of 303 Augusta Ave that will be leased at "market rates" ?

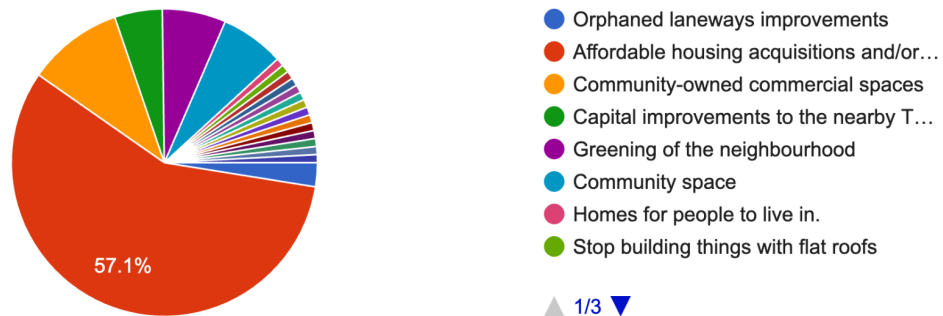
117 responses



An overwhelming majority placed affordable housing and affordable commercial space as their priority (70%).

My priority for the "community benefit" funding coming out of this proposal is:

119 responses



Please reconsider this application in light of the value the area has for the whole of Toronto. We suggest that you find a way to do less harm to Kensington Market and make actual liveable units for the mix of people who need housing; students, young people, families, and seniors. We suggest you demand affordable units, which are the only units we need. Defer this application and make it a better one for the sake of Kensington Market and all that it means for this city.

Sincerely,

Dominique Russell, co-director on behalf of the KMCLT