



To: Members of the Planning and Housing Committee
From: Ric Amis, Chair, Parkdale Residents Association
Re: Agenda Item PH21.4 – Amendment to Parkdale Hub RFP (Block A)

May 5, 2025

I'm writing on behalf of the Parkdale Residents Association to express our strong opposition to **Recommendation #30** in Agenda Item PH21.4. This amendment proposes removing the requirement that 10 percent of affordable housing units at the Parkdale Hub – West Block (Block A) be rented at no more than 40 percent of Average Market Rent (AMR).

This change would significantly weaken the level of affordability promised to the community. The original 10% requirement ensured that some units would be *deeply affordable*—a critical need in Parkdale, where many residents face ongoing displacement pressures. Removing this requirement may keep the unit count the same, but would likely push rents beyond reach for low-income residents.

It's important to understand the local context. Parkdale is currently dealing with over **20 new development projects**, bringing more than **4,000 residential units** into the neighbourhood. Yet only a **very small fraction** of these are truly affordable to existing residents. **Over 85% of Parkdadians are renters**, many of whom are low- to moderate-income. The Parkdale Hub is one of the few projects positioned to deliver deeply affordable housing rooted in community needs—this amendment undermines that potential.

We are also deeply concerned about process. **Despite the report being titled “Advancing Three Toronto Builds Projects” and focused on unrelated sites**, Recommendation #30—buried in the final line—quietly introduces a major change to the Parkdale Hub. There has been **no notice or consultation** with the community, despite years of engagement and public commitments to affordability through added density.

We urge the Committee to:

- **Defer Recommendation #30** pending proper community consultation;
- Explain who proposed this change and why;
- Reaffirm the City's commitment to deeply affordable housing in Parkdale.

Parkdale residents have participated in good faith to shape a Hub that reflects their needs. Weakening affordability at this stage betrays that process and erodes public trust.

Sincerely,

Ric Amis

Chair, Parkdale Residents Association