

July 10th, 2025

City of Toronto – Planning and Housing Committee
Toronto City Hall
100 Queen St. West
Toronto, ON M5H 2N2

Re: Letter of Support for Item PH23.5 – 80 Dale Avenue, Scarborough

Dear Members of the Committee;

I'm writing on behalf of the board of Community Affordable Housing Solutions (CAHS) to provide our support of staff recommendation to provide capital funding for 80 Dale Avenue through the Rental Housing Supply Program. The funding award to CAHS under RHSP for 285 rental units at 80 Dale, will provide much-needed affordable housing. This project aligns with the City's goals to increase rental housing supply and affordable housing.

CAHS has been working towards the success of this project for more than 2 years. The land at 80 Dale was originally owned by the City and sold by CreateTO to Podium Developments for private development. CAHS has worked with the Podium and CreateTO to advance the current proposal to build a mix of affordable and rent-controlled units at 80 Dale. The funding from the City of Toronto will combine with prior funding approvals from CMHC and CreateTO, completing the capital stack to advance the project. Approval of this funding is one of the final milestones required before proceeding with construction of the project.

When completed, 80 Dale will deliver 87 affordable rental homes at rents below 80% of median market rent (MMR) and 198 units at the City's rent-controlled definition of 150% of average market rent (AMR). There will be a total of 285 units below today's asking market rents. The site will provide a mix including accessible homes that are energy efficient and close to transit, as well as a new privately-owned publicly accessible space (POPs).

Everyone has long acknowledged that the City of Toronto has housing crisis. The housing system is strained beyond capacity, leaving many residents without the homes they need. The City of Toronto and the Mayor have consistently prioritized the creation of new affordable rental housing to help solve this crisis. We commend the City and the Housing Secretariat staff for advancing the Rental Housing Supply Program and for the recommendation to provide capital funding to our project. 80 Dale aligns completely with the goals of the RHSP and City to create much needed rental and affordable homes.

With the approval of this recommendation, we look forward to making our contribution to the City of Toronto's increased affordable housing supply.

Thank you for your time and consideration.

Sincerely,

Melissa Estable

Melissa Estable

Board Chair

Community Affordable Housing Solutions