



**Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS**

Feb 3, 2026

Olivia Chow
Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
clerk@toronto.ca

2026.TE28.12 353-355 Sherbourne Street and 157 Carlton Street

Dear Mayor Chow,

The Federation of South Toronto Residents Associations (FoSTRA) is a community-based organization that currently represents 29 residents' associations (RAs) in the five downtown wards – Wards 4, 9, 10, 11 and 13, which contain hundreds of thousands of Toronto residents.

FoSTRA welcomes the inclusion of 30% affordable housing units and the provision of community space within the proposed purpose-built rental development at 353–355 Sherbourne Street and 157 Carlton Street. We support the project on the understanding that affordable housing is secured in accordance with OPA 558 definitions and is maintained as permanently affordable.

We respectfully urge City Council and staff to ensure that the implementing Official Plan Amendment, Zoning By-law Amendment conditions, and all associated legal agreements include:

- Explicit references to OPA 558's income-based definition of affordable housing; and
- Clear legal mechanisms that guarantee affordability in perpetuity.



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FoSTRA looks forward to continued collaboration with City staff and Council to strengthen the implementation of Toronto's affordable housing policy framework.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Rick Green', is positioned below the closing. The signature is fluid and cursive.

Rick Green
Chair

cc. City Council

cc. FoSTRA Member RAs