



Mount Dennis Community Land Trust
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April 13, 2026

Nancy Martins
Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
VIA EMAIL: phc@toronto.ca

RE: Item - 2026.PH29.5 "Advancing the City's Affordable Housing Access System"

Dear Planning and Housing Committee,

The Mount Dennis Community Land Trust (MDCLT) was formed as a result of the City Council and community supported Mount Dennis For All Action Plan. The MDCLT is dedicated to providing affordable housing to Mount Dennis residents at risk of displacement due to intensification and gentrification as a result of the newly-opened Mount Dennis Station. Mount Dennis faces significant building and population growth with a projected 10,000 new units representing 25,000 new residents in development over the next 10 years.

The MDCLT believes that it, and other land trusts from across the city, are integral partners in the City's affordable housing strategy and appreciates City programs such as the Multi-Unit Residential Acquisition program that include priority for households in receipt of housing benefits other than Rent-Geared-to-Housing.

The MDCLT believes that part of the calculus in providing affordable housing and supports needs to be the ability for residents to successfully create roots within their communities. Eligible families within City programs who are from Mount Dennis should be able to access supports and stay in their community. Children of such families would benefit from the ability to remain in local schools, foster supportive networks, and build a future.

The MDCLT would like to request that item 2026.PH29.5 be referred back to the Housing Secretariat and that the Committee request staff to do direct consultation with the land trust community, including the Mount Dennis Community Land Trust, to ensure alignment with land trust plans to target housing units to the needs of local residents within their respective neighbourhoods.

The MDCLT is keen to work collaboratively with the Housing Secretariat to ensure that the proposed Affordable Housing Access System prioritizes eligible affordable housing applicants who currently reside within the geographic boundary of a community land trust, and have applied through the new centralized access system, for locally generated housing opportunities. .

In the case of Mount Dennis, this would help address the impact of gentrification, while helping local residents stay in their community. Unfortunately, the proposed access system would require an applicant to wait an undetermined amount of time for a potential Mount Dennis housing opportunity to get posted on the new system and they would have to compete for that opportunity with applicants from across the entire city.

The MDCLT believes that including a geographic element to the system would enable residents to stay within their communities and help them maintain their support networks - all of which will lead to successful housing outcomes, healthy communities, and a much stronger city for everyone.

Sincerely,

A handwritten signature in blue ink that reads "Neiland Brissenden".

Neiland Brissenden

Neiland Brissenden
Chair
Mount Dennis Community Land Trust