

Executive Assistant
Attainable Housing Corporation
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14 May 2020

This letter is in response to the Corporation's request for comments regarding the development of the former Foodland site.

Given the frequently-voiced concern before, during, and since the recent election campaign, it is certain that the need for housing is an important issue. Fortunately, Town Council has decided to be pro-active.

As to the design: It makes sense that the largest number of residential units is to be preferred. That responds appropriately to the needs that have been expressed by the area's commercial and service enterprises. Many of the conversations have been about the need for permanent housing for those who wish to live here year-round and to add their skills to the community.

With that in mind, I hope that the Board will not ignore the opportunity to develop the property on a co-operative model.

Both my wife and I have lived in co-op housing, she in Spruce Court in Toronto, and I in Strykers Bay on the Upper West Side of Manhattan.

Let me describe my experience. In the 1960s the Upper West Side was part of an Urban Renewal programme from West 59th Street to West 110th Street between Amsterdam Avenue and Columbus Avenue including the creation of the Lincoln Center arts complex.

Stryckers Bay was built in one of the early stages and I moved in during the spring of 1966 with a wife and two young children. A three-bedroom unit required an investment of \$5000 with sliding-scale carrying charges of approximately \$500 per month. There were two buildings, one of 21 storeys, and ours of 17 storeys. The ground-floor level was commercial and professional.

The advantage of the co-op model is that it attracts individuals who will be active in all aspects of the community and wish to its development and stability. There is a sense of collaborative and personal investment in your living space. There is participation in decisions: the elected board of fellow co-operators could not make contracts for capital improvements or other expenses without presenting before the members, their fellow co-operators. There was a sense of pride and purpose.

For interested persons for whom an initial investment might be a concern, a financing agreement could be offered.

During my 35 years residence, I was one of the few to move away when my wife expressed a desire to return to Canada in 2001. And, yes, my original investment was re-imbursed.

Yours truly,
Roland Gosselin

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